

# Report

Report to:	<b>Cambuslang Rutherglen Area Committee</b>
Date of Meeting:	<b>18 November 2008</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/08/0201
Planning Proposal:	Change of Use of Bingo Hall to Public House with External Seating Area

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : J D Wetherspoon
- Location : 52 - 58 Main Street  
Cambuslang

## 2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to conditions – based on the conditions attached)

### 2.2 Other Actions/Notes: None

The Area Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: Harrison Architects
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): Cambuslang Rutherglen Local Plan 2002, policies:  
STRAT 3 – Support for Town and Village Centres  
COM 1 – Town and Village Centre Land Use  
ENV 4 – Town and Village Centre Improvements  
  
South Lanarkshire Local Plan (Final with Modifications) 2007, policy:  
COM 1 – Town Centres

◆ Representation(s):

▶	214	Objection Letters
▶	2	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Cambuslang Community Council

Environmental Services

Historic Scotland

Roads and Transportation Services (North Division)

## **Planning Application Report**

### **1 Application Site**

- 1.1 On the south side of Main Street, Cambuslang between Greenlees Road and Tabernacle Lane the application site relates to the premises of the former, now vacant, Savoy Bingo Hall which closed for business a few months ago. It is an imposing building within a terraced row of properties and it has recently been listed as being of special architectural or historic interest [category c(s)] primarily due to its architectural character as a former cinema.
- 1.2 The building itself was built in 1929, is four storeys high with a classical style street elevation. It is constructed with red brick, the front elevation of which has been rendered and painted. It has a central recessed doorway (presently boarded up) with shops both sides of the entrance. It has a pitched roof over the former auditorium area and a flat roof over the front section of the building.
- 1.3 The site is within Cambuslang Town Centre. Not surprisingly there are a number of neighbouring commercial/retail units nearby, including at street level, convenience stores, bookmakers, hot food takeaways and public houses. Furthermore above these units there are other businesses and office uses alongside a limited number of flats.
- 1.4 Main Street immediately outside the former bingo hall is of dual carriageway width after which there is Kyle Square (presently the subject of improvement works) and The multi storey block of Kyle Court. Furthermore the footway outside the premises is relatively wide (8 plus metres) and contains a number of items of street furniture including two telephone kiosks, bus stop with shelter and items of public art. Nearby there is also a lay by, the primary purpose of which is for loading/unloading purposes.
- 1.5 To the rear of the site there is a railway line within a cutting and thereafter on the opposite side, a nursing home. The bingo hall when it was trading was licensed to sell alcohol and opened seven days a week till late in the evening.

### **2 Proposal(s)**

- 2.1 It is now proposed to change the use of the former bingo hall to a public house and form externally, at the rear of the building, an external customer area extending to 87 square metres along with an area for storing refuse. Internally a number of alterations/modifications are proposed which will be the subject of a separate listed building submission at a later date.
- 2.2 In support of the proposal the applicant has lodged their 'Code of Conduct for Responsible Drinking'; a Statement of Support highlighting: (1) their style and experience of operation; (2) management/staff training responsibilities and (3) their customer profile. In addition they have also submitted information regarding their typical opening hours which vary considerably especially in relation to national and local public holidays and examples of previous building conversions they have undertaken throughout the U.K.

### **3 Background**

- 3.1 In terms of the adopted Cambuslang/Rutherglen local Plan 2002 the site is within Cambuslang Town Centre where a number of related policies are applicable. In general terms these policies encourage vitality and viability in town centres by encouraging a mixture of uses compatible with their role as a community focal point;

they are recognised as locations where due to their accessibility, people live, work, shop and socialise.

- 3.2 The South Lanarkshire Local Plan (Final after Modification) 2007 has similar policy objectives. In this regard policy COM 1 identifies compatible uses such as shops, offices, housing, pubs and restaurants, leisure facilities and community, health and social facilities notwithstanding that these uses must have regard to the general development management policy DM 1.

3.3 **Relevant Government Advice/Policy**

Scottish Planning Policy 8 'Town Centres and Retailing' aims to safeguard and enhance the role of established town centres. In this connection it acknowledges that with regard to uses such as pubs, restaurants and hot food outlets, it will normally be appropriate for these to be located in existing shopping or commercial areas.

4 **Consultation(s)**

- 4.1 **SLC Roads and Transportations Services** – Property originally a bingo hall within Cambuslang Town Centre. Parking provision for this historical use is comparable to the proposal. Public parking is available nearby and therefore no objections are offered.

**Response:** Noted.

- 4.2 **SLC Environmental Services** - No objections are offered to the proposal subject to the imposition of appropriate conditions relating to noise, ventilation and waste aspects.

**Response:** Noted. Appropriate conditions to address these aspects can be imposed should consent be issued.

- 4.3 **Cambuslang Community Council** – No objections.

**Response:** Noted

- 4.4 **Historic Scotland** – Responsibility for determining applications relating to category C (s) listed buildings rests with the local authority. Content therefore for Council to determine application without their input.

**Response:** Noted.

- 4.5 In summary none of the consultees have generated any concerns or issues that are prejudicial to the application; notwithstanding the advice that certain conditions should be imposed on any consent that is issued.

5 **Representation(s)**

- 5.1 Statutory neighbour notification was undertaken and due to the nature of the proposal the application was also advertised in the local newspaper. Following this publicity 214 letters of objection have been received and 2 letters of support. The letters of objection (excluding one or two) are of a standard format and can be summarised as:

**(a) Cambuslang Main Street has more than its fair share of licensed premises, hot food outlets etc. There already exists a similar style of public house in the locality and an outlet of the size proposed would be detrimental to other smaller businesses that have supported the Main Street for many years.**

**Response:** It is not surprising that Main Street has a concentration of uses such as licensed premises, hot food shops etc given its accessibility and role/function as the commercial 'heart' and focal point for Cambuslang. Indeed the applicable

policies of the local plan are geared to encouraging a lively and vibrant town centre that serves the needs of the local community.

I accept that the proposal has the potential to impact on similar premises elsewhere in the Main Street and possibly beyond. It is well established however that the planning process does not exist to protect individual interests or businesses, even ones that are long established. Indeed the Government's newly issued Scottish Planning Policy (October 2008) clearly states at paragraph 25 that "The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another." Furthermore given recent changes to licensing considerations in respect of public houses etc, [Licensing (Scotland) Act 2005] it is clearly within the power of the Licensing Board to establish whether or not 'over provision' exists in an area rather than the planning system.

**(b) No provision for parking or deliveries. In addition there are no parking facilities near to the site.**

**Response:** It is accepted that the site has no dedicated off street parking or delivery arrangements. This however is not unusual for premises within town centres where public car parks are provided to compensate for this. Indeed the Bingo Hall and prior to that, a cinema, operated from the site without dedicated parking and whilst car ownership levels have increased substantially over the years, the impact on surrounding streets has not been to an extent or degree that is unacceptable from a safety point of view. Furthermore if the provision of off street parking was a prerequisite of any consent being issued for the site, then it could seriously prejudice the future use of the premises.

With respect to servicing arrangements, there is a lay by near the site which has been specifically provided to assist the serving of commercial properties, application site included.

**(c) Noise from external seating area would be a nuisance to residents who stay near to it and the nursing home opposite.**

**Response:** With any external seating area there will be a degree of noise and disturbance due to associated activity and general bustle. This however has to be considered in relation to the background noise of the locality and its location with regard to flats etc. In this respect there is a railway line with associated noise as trains pass and the external area is at the rear of the proposal where the wall of the building will curtail significantly direct contact with adjoining flats. Of greater importance however, is the general activity with the locality at the front of the premises as this also impacts on any residents. In this respect there are hot food shops, other public houses, shops open late and private clubs nearby. Clearly there will be a considerable level of activity in the Main Street already and therefore I am not convinced that an external seating area at the rear will materially exacerbate the general 'buzz' within the area. Indeed it may be that the Licensing Board would limit the use of this area to certain times and this, in my opinion would be the most appropriate mechanism for this concern to be addressed

- (d) Cambuslang is not large enough to accommodate another 'super pub' and will encourage undesirables from other areas seeking cheap drink.**

**Response:** As highlighted in section (a) above it is for the Licensing Board to determine whether or not over provision exists in an area and in this regard they will give due consideration to the size and scale of the proposed operation in relation to the Cambuslang area. Given this situation and the fact that it is well established that the assessment and determination of planning applications should not be influenced by matters more properly controlled by other legislation, the size of the proposal (unless there were other related planning considerations) is not in this instance material to the determination of the application. In a similar manner the perception that it will sell 'cheap drink' is not a planning consideration.

5.2 The issues raised in the two letters of support refer to:

- (e) Standard letter of objection is being distributed by local publican and this is unfair; process should also include option to support the proposal.**

**Response:** The means by which people lodge representation whether in support or objecting to an application, is outwith the control of the Council.

- (f) Applicant will provide a quality well run establishment (with family meals etc) whilst safeguarding the 'Savoy' from remaining derelict.**

**Response:** The applicant is a well known national publican and their means of operation are fairly standardised throughout the country. The reuse of the premises should help secure a future for the building and this is to be commended given the scale of the building and its location within the Main Street. Indeed if the building did remain vacant for a long period of time this would eventually detract from the vitality and viability of the town centre.

- (g) Proposal will create employment opportunities.**

**Response:** Noted. All developments that generate employment opportunities are generally welcome as long as all other related aspects are also satisfactory.

## **6 Assessment and Conclusions**

- 6.1 The vacant bingo hall commands a prominent frontage in Cambuslang Main Street notwithstanding its location at the eastern end. Its exterior condition in relation to its listed status is not ideal and investment and improvement to the property, through it being reopened, should generally be welcomed.
- 6.2 The town centre is the community focal point for Cambuslang providing a wide range of services from shopping to 'social' activities. As a result it is generally busy and vibrant from morning till late at night and this is recognised by the applicable local plan policies which generally encourage a wide range of services to locate in the town centre, public houses included.
- 6.3 The former use of the site as a bingo hall is in many ways, comparable to the proposed use. It was opened late at night (albeit to approximately 22-00 hrs) seven days a week, it did sell alcohol and it would have attracted a number of people with all the general activity/bustle that this would have generated.
- 6.4 It is a legal requirement to determine all planning applications in relation to the provisions of the development plan. In this instance the proposal is not of strategic significance and therefore the Structure Plan is not, in my opinion, material to the assessment of the application. Clearly the policies of the adopted Cambuslang/Rutherglen local Plan are of the utmost importance and to a lesser

extent those of the future replacement South Lanarkshire Local Plan (Final after Modification).

- 6.5 In terms of both local plans the site is unequivocally within Cambuslang Town centre. In this regard the applicable policies of both local plans acknowledge and support the important role of the town centre as being a focal point for surrounding communities. Not surprisingly there are already seven public houses and other licensed premises within the town centre and therefore from a land use and policy perspective it is generally accepted that the town centre, all other considerations being satisfactory, is an appropriate and acceptable location for such premises. From a local plan point of view therefore the proposal can be viewed favourably.
- 6.6 Clearly the impact of the proposal from an amenity perspective, particularly neighbouring properties, is of prime importance. In this regard and as already advanced, I am of the view that the proposed use will have a number of similar characteristics in terms of attracting people, being open seven days a week and open late at night. This, in the context of the Main Street environment, persuades me that any impact on the locality will not be to a material extent or degree.
- 6.7 A large number of representations have been received and whilst they are all of a standard format, the issues raised must also received due consideration. In this connection and as highlighted in section 5.0 previously, the acceptability or otherwise of 'competition or over provision concerns related to another public house within a large building and operated by a national chain, is more appropriately dealt with by the Licensing Board in terms of their remit rather than by the determination of a planning application as local plan policy does not resist such development. In a related matter I would also suggest that it is more appropriate for the Licensing Board to determine hours of operation in order that there is a degree of similarity and consistency between neighbouring public houses. Accordingly no condition with regard to operating hours is proposed.
- 6.8 In terms of traffic and parking considerations I am of the view that the proposal is satisfactory. The absence of dedicated off street parking has been raised in the representations received but this is similar to the majority of other premises within the town centre where public car parks are provided to address this.
- 6.9 Overall I am of the view that the proposal complies with local plan policy and that there are no other policy considerations or other material considerations that would, therefore, justify the setting aside of the normal presumption in favour of issuing consent. The representations received are, from a planning point of view, of insufficient weight or merit and any impact on amenity will be negligible. On this basis the issue of consent would be soundly based and justified given all material planning considerations.

## **7 Reasons for Decision**

- 7.1 The proposal in land use terms accords with the applicable policies of the adopted local plan, including its replacement, and any impact in terms of amenity considerations, parking included, will be to a marginal extent. Furthermore the re-use of the building is generally welcomed as the boarded up frontage detracts from the town centre and the proposal should help retain a viable future for a building that is listed as being of architectural and historic interest.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**10 November 2008**

**Previous References**

- ◆ None

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour notification certificate dated 28 August 2008
- ▶ Press advertisement, Reformer dated 10 September 2008
- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ South Lanarkshire Local Plan (Final with Modifications) 2007
- ▶ Licensing (Scotland) Act 2005

▶ Consultations

Environmental Services	17/09/2008
Building Standards Services (Cam/Ruth Area)	03/09/2008
Roads and Transportation Services (North Division)	05/09/2008
Cambuslang Community Council	19/09/2008

▶ Representations

- |                       |  |
|-----------------------|--|
| Representation from : | Mr William Kelly, 76 Main Street<br>Cambuslang G72 7EP, DATED 23/09/2008 |
| Representation from : | Alan Leghorn, c/o 22 Westburn Road, Cambuslang,<br>DATED 30/09/2008      |
| Representation from : | B McCourt, 386 Main Street, Rutherglen,<br>DATED 30/09/2008              |
| Representation from : | Lynn O'Neill, 386 Main Street, Rutherglen,<br>DATED 30/09/2008           |
| Representation from : | Owner/Occupier, 386 Main Street, Rutherglen,<br>DATED 30/09/2008         |
| Representation from : | J O'Neil, 386 Main Street, Rutherglen,<br>DATED 30/09/2008               |
| Representation from : | Robert Peden, , DATED 30/09/2008   |
| Representation from : | Anne Marie Laidlaw, , DATED 30/09/2008                                   |
| Representation from : | Anon, , DATED 30/09/2008   |
| Representation from : | Robert Allison, 15 Mansion Court, Cambuslang,                            |



DATED 30/09/2008

- Representation from : Andrew Ross, 23 Vicarland Road, Cambuslang G72 8LL,  
DATED 30/09/2008
- Representation from : John Lang, 18 Mansion Court, Cambuslang,  
DATED 30/09/2008
- Representation from : A Brown, 7 Graham Avenue, Cambuslang,  
DATED 30/09/2008
- Representation from : Gavin Douglas, 46 Christie Place, Cambuslang G73 8HT,  
DATED 30/09/2008
- Representation from : John Logan, 11 Tullockard Place, Rutherglen G73 5EX,  
DATED 30/09/2008
- Representation from : Robert Galloway , 4D Cairns Road, Cambuslang G72 8PT,  
DATED 30/09/2008
- Representation from : Peter Duffy, 26 Kyle Court, Cambuslang G72 7DH,  
DATED 30/09/2008
- Representation from : M McGarrell, 3 McLaren Grove, East Kilbride ,  
DATED 30/09/2008
- Representation from : H Wallace, 5 Brown Place, Cambuslang G72 7JR,  
DATED 30/09/2008
- Representation from : John O'Brien, 22 Hallside Crescent, Cambuslang G72 7DY,  
DATED 30/09/2008
- Representation from : Mr Angus Ross, 27 Busheyhill Streetm Cambuslang G72  
8HZ, DATED 01/10/2008
- Representation from : James Porte, 119 MacArthur Wynd, Cambuslang G72  
7GB, DATED 30/09/2008
- Representation from : G Watkins, 21 Braeside Place, Cambuslang G72 8PR,  
DATED 30/09/2008
- Representation from : David McBride, 26 Keirs Walk, Cambuslang G72 7HS,  
DATED 30/09/2008
- Representation from : John Don, 21 Rona Terrace, Cambuslang G72 8LU,  
DATED 30/09/2008
- Representation from : Thomas Gourlay, 28 Waterside Gardens, Cambuslang G72  
8US, DATED 30/09/2008
- Representation from : William Russell, 2 Meek Place, Cambuslang G72 8LN,  
DATED 30/09/2008
- Representation from : P OHagan, 46 Borgie Crescent, Cambuslang, DATED  
30/09/2008

Representation from : John Leonard, 28 Logan Tower, Cambuslang G72 8XP,  
DATED 30/09/2008

Representation from : John McIntosh, 19 Kyle Court, Cambuslang G72 7JH,  
DATED 30/09/2008

Representation from : Ian McColl, 20 Christie Place, Cambuslang G72 8HT,  
DATED 30/09/2008

Representation from : John Anderson, 15 Kings Crescent, Cambuslang,  
DATED 30/09/2008

Representation from : R Gorman, 6 Christie Place, Cambuslang G72 8HT,  
DATED 30/09/2008

Representation from : Jim Morgan, 30 Mitchell Avenue, Cambuslang G72 7SQ,  
DATED 30/09/2008

Representation from : Matthew Clark, 26 Christie Place, Cambuslang G72 8HT,  
DATED 30/09/2008

Representation from : George V Thomson, 60 Woodland Crescent, Cambuslang  
G72 8QW, DATED 30/09/2008

Representation from : David Guthrie, 10 Andrew Sillars, Cambuslang,  
DATED 30/09/2008

Representation from : John Bryson, 11 Bullionslaw Drive, Rutherglen G73,  
DATED 30/09/2008

Representation from : Owner/Occupier, 81 Lightburn Road, Cambuslang,  
DATED 30/09/2008

Representation from : Owner/Occupier, 44 Dukes Road, Cambuslang,  
DATED 30/09/2008

Representation from : I A Hume, 12 Kirk Mews, Cambuslang G72 8HY,  
DATED 30/09/2008

Representation from : D C Rollo, 96 Stewarton Drive, Cambuslang G72 8DJ,  
DATED 30/09/2008

Representation from : The Clock Inn, 92 Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : B Crossan, 47 Arran Tower, Cambuslang,  
DATED 30/09/2008

Representation from : Darren Craig, 25 Queens Avenue, Cambuslang,  
DATED 30/09/2008

Representation from : Julie Caruana, c/o Bennys Chip Shop, Main Street  
Cambuslang, DATED 30/09/2008

Representation from : Lorraine MacFarlane, 18A Strathmore Gardens, Rutherglen,  
DATED 30/09/2008

Representation from : Sheree Borland, 7 Elm Drive, Cambuslang G72 7LP,  
DATED 30/09/2008

Representation from : Helen Borland, 7 Elm Drive, Cambuslang G72 7LP,  
DATED 30/09/2008

Representation from : Leigh Anne Burns, 175 Hamilton Road, Cambuslang G72  
7PL, DATED 30/09/2008

Representation from : Karen Laird, 47 Carlisle Road, Larkhall ML9 2TP,  
DATED 30/09/2008

Representation from : Anon, , DATED 30/09/2008

Representation from : Chris Port, 25 The Paddocks, Bothwell Road, Hamilton,  
DATED 30/09/2008

Representation from : John Gorman, 32B Howieshill Road, Cambuslang,  
DATED 30/09/2008

Representation from : Stephen MacKay, 68 Western Road, Cambuslang,  
DATED 30/09/2008

Representation from : Margaret Lewis, 24 Christie Place, Cambuslang,  
DATED 30/09/2008

Representation from : S Gray, Cheer Bar, Cambuslang, DATED 30/09/2008

Representation from : Sandra Adams, 36 Braeside Place, Cambuslang,  
DATED 30/09/2008

Representation from : Robert Guthrie, 32 Braeside Place, Cambuslang,  
DATED 30/09/2008

Representation from : Susan Guthrie, 69 Kyle Court, Cambuslang,  
DATED 30/09/2008

Representation from : E Guthrie, Cheers Bar, Cambuslang, DATED 30/09/2008

Representation from : Colin Dignall, 6 Kyle Court, Cambuslang,  
DATED 30/09/2008

Representation from : Carol Barrie, 21 Elm Drive, Cambuslang,  
DATED 30/09/2008

Representation from : Brian McAlone, 2 Elm Drive, Cambuslang G72 7LR,  
DATED 30/09/2008

Representation from : James Sinclair, 15 Kings Avenue, Cambuslang,  
DATED 30/09/2008

Representation from : C Rafiq, Navid Stores, 86 Main Street, Cambuslang G72

7EP, DATED 30/09/2008

- Representation from : Jim Gray, 105 Berwick Drive, Rutherglen ,  
DATED 30/09/2008
- Representation from : Emma Redmond, 20 Mansion Street, Cambuslang G72  
7JN, DATED 30/09/2008
- Representation from : Vicki Costello, 27 Queens Avenue, Cambuslang G72,  
DATED 30/09/2008
- Representation from : Kenny MacLeod, 12 Katrine Place, Cambuslang,  
DATED 30/09/2008
- Representation from : Dougie Carroll, 4A Douglas Drive, Cambuslang,  
DATED 30/09/2008
- Representation from : Davie Mac, 100A Glasgow Road, Cambuslang,  
DATED 30/09/2008
- Representation from : Billy Cowan, 228 Main Street, Cambuslang,  
DATED 30/09/2008
- Representation from : Owner/Occupier, 3 Colville Drive, Rutherglen,  
DATED 30/09/2008
- Representation from : Mark MacLean, 35 Kings Avenue, Cambuslang,  
DATED 30/09/2008
- Representation from : E MacLean, 35 Kings Avenue, Cambuslang,  
DATED 30/09/2008
- Representation from : W Robertson, 66 Roslin Tower, Cambuslang G72 8LI,  
DATED 30/09/2008
- Representation from : Owner/Occupier, 100 Main Street, Cambuslang G72 7EJ,  
DATED 30/09/2008
- Representation from : Mrs Caroline Rae, 15 Mansion Street, Cambuslang G72  
7JP, DATED 30/09/2008
- Representation from : Allan Ralston, 17A Breadalbane Gardens, Rutherglen G73  
5HP, DATED 30/09/2008
- Representation from : A Colquhoun, 81 Bullionslaw Drive, Rutherglen G73 3ND,  
DATED 30/09/2008
- Representation from : Mrs C May, 23 Vicarland Road, Cambuslang,  
DATED 30/09/2008
- Representation from : William Edgar, 34 Christie Place, Cambuslang,  
DATED 30/09/2008
- Representation from : Mr T McGarrell, 3 McLaren Grove, Kittingh, East  
Kilbride, DATED 30/09/2008

Representation from : Mr J Phillips, 33 Holmhill Grove, Cambuslang G72 8AP,  
DATED 30/09/2008

Representation from : W Paton, 62 Kyle Court, Cambuslang G72 7NJ,  
DATED 30/09/2008

Representation from : Anon, , DATED 30/09/2008

Representation from : Robert Hamilton, 25 Queens Avenue, Cambuslang,  
DATED 30/09/2008

Representation from : Cormac Fulton, 10 Rosebank Terrace, Cambuslang,  
DATED 03/10/2008

Representation from : David Fleming, 4 Kinloch Avenue, Cambuslang  
G72 8QA, DATED 03/10/2008

Representation from : A Everett Jnr, 47 Elm Drive, Cambuslang,  
DATED 03/10/2008

Representation from : A Everett Snr, 47 Elm Drive, Cambuslang,  
DATED 03/10/2008

Representation from : S Jamieson, 47 Elm Drive, Cambuslang G72 7LP ,  
DATED 03/10/2008

Representation from : John McKeown, 1 Seafield Drive, Springhall G73 5EN,  
DATED 03/10/2008

Representation from : Owner/Occupier, 77 Main Street, Cambuslang,  
DATED 03/10/2008

Representation from : Muir Johnston, 35 Ardbeg Avenue, Rutherglen  
G73 5NF, DATED 03/10/2008

Representation from : Maragret Johnston, 35 Ardbeg Avenue, Rutherglen  
G73 5NF, DATED 03/10/2008

Representation from : James Fleming, 9 Roslin Tower, Whitlawburn  
Cambuslang G72 8LT, DATED 03/10/2008

Representation from : Frank Gallagher, 53 Rosebank Tower, Cambuslang  
G72 7HF, DATED 03/10/2008

Representation from : Ian Kennedy, 5 Ivor Street, Cambuslang G72 7TA,  
DATED 03/10/2008

Representation from : Anon, , DATED 03/10/2008

Representation from : Mary Gibson, 26 Christie Place, Cambuslang G72 8HT,  
DATED 30/09/2008

Representation from : A Bate, 29 Cadzow Drive, Cambuslang, DATED 30/09/2008

Representation from : Owner/Occupier, 13 Borgie Crescent, Cambuslang,  
DATED 30/09/2008

Representation from : Mrs H Muir, Flat 1/1, 14 Glenpark Gardens, Cambuslang  
G72 7DP, DATED 30/09/2008

Representation from : James Rae, 15 Mansion Street, Cambuslang G72 7JP,  
DATED 30/09/2008

Representation from : Mrs J Rae, Hugh Barn, Home Farm, Cheshire,  
DATED 30/09/2008

Representation from : Thomas Murray, 52 Kyle Court, Cambuslang G72 7JJ,  
DATED 30/09/2008

Representation from : Mrs H Saunders, 2 Glenalmond Road, Rutherglen G73  
5LN, DATED 30/09/2008

Representation from : Mrs Crossan, 21 Brown Place, Cambuslang G72 7JR,  
DATED 30/09/2008

Representation from : H Graham, 39 Kyle Court, Cambuslang G72 7JH,  
DATED 30/09/2008

Representation from : M Graham, 39 Kyle Court, Cambuslang G72 7JH,  
DATED 30/09/2008

Representation from : George Bell, 29 Cruachan Road, Rutherglen G73 5ES,  
DATED 30/09/2008

Representation from : Shirley McGarrell, Sefton Bar, 40 Main Street  
Cambuslang G72 7EP, DATED 30/09/2008

Representation from : R Colquhoun, 9 Keirs Walk, Cambuslang G72 7HS, DATED  
30/09/2008

Representation from : Mr P J McGinty, 64 Lochbrae Drive, Rutherglen G73 5ET,  
DATED 30/09/2008

Representation from : Fraser MacDougall, 9 Vicars Road, Cambuslang,  
DATED 30/09/2008

Representation from : Stefano Pia, 48 Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : Owner/Occupier, Flat 4 Holmwood, Greenock Road  
Largs, DATED 30/09/2008

Representation from : Claudio Pia, 46 Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : Amelia MacDougall, 8 Vicars Road, Cambuslang ,  
DATED 30/09/2008

Representation from : Hugh MacDougall, 8 Vicars Road, Cambuslang,

DATED 30/09/2008

- Representation from : Donato Pia, 46 Main Street, Cambuslang,  
DATED 30/09/2008
- Representation from : Maria Pia, 48 Main Street, Cambuslang, DATED 30/09/2008
- Representation from : A Lennox, 21 Robert Templeton Drive, Cambuslang G72  
7NE, DATED 30/09/2008
- Representation from : Ross Geddes, 64 Morriston Park Drive, Cambuslang G72  
7NQ, DATED 30/09/2008
- Representation from : Stuart Geddes, 61 MorristonPark Drive, Cambuslang G72  
7LJ, DATED 30/09/2008
- Representation from : Michael Logan, 52 MacArthur Wynd, Cambuslang G72  
7GA, DATED 30/09/2008
- Representation from : Sean Argue, The Cambus, Units 9 and 10, 77-79 Main  
Street, Cambuslang G72 7HD, DATED 30/09/2008
- Representation from : Mr James Johnstone, 67 Monkcastle Drive, Cambuslang  
G72 7HY, DATED 30/09/2008
- Representation from : Joe Crossan, 21 Brown Place, Cambuslang G72 7JL,  
DATED 30/09/2008
- Representation from : Scott Wallace, 5 Brown Place, Cambuslang G72 7JR,  
DATED 30/09/2008
- Representation from : William Wallace, 5 Brown Place, Cambuslang G72 7JR,  
DATED 30/09/2008
- Representation from : William Reid, 1/11 Bogleshole Road, Cambuslang G72  
7DD, DATED 30/09/2008
- Representation from : Robert Davie, 47 Kintore Tower, Cambuslang,  
DATED 30/09/2008
- Representation from : Owner/Occupier, 15 Holmhills Grove, Cambuslang G72  
8AP, DATED 30/09/2008
- Representation from : Owner/Occupier, 12 Rosebank Terrace, Cambuslang G72  
7HE, DATED 30/09/2008
- Representation from : Owner/Occupier, 83A Croft Road, Cambuslang G72 8LG,  
DATED 30/09/2008
- Representation from : Charles Rooney, 73 Hamilton Road, Cambuslang,  
DATED 30/09/2008
- Representation from : M Quigley, 29 Keirs Walk, Cambuslang G72 7HS,  
DATED 30/09/2008

Representation from : A Fleming, 5a Mansion Court, Cambuslang G72 7JL,  
DATED 30/09/2008

Representation from : S McIvor, 39 Mitchell Avenue, Cambuslang,  
DATED 30/09/2008

Representation from : J Thomson, 27 Roslin Tower, Cambuslang,  
DATED 30/09/2008

Representation from : R Reynolds, 43 Warriston Way, Rutherglen ,  
DATED 30/09/2008

Representation from : John Weir, 23 Keirs Walk, Cambuslang, DATED 30/09/2008

Representation from : Owner/Occupier, 95 Berwick Drive, Rutherglen,  
DATED 30/09/2008

Representation from : Allan Johnston, Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : N MacDonald, 57 Standford Hall, Cambuslang,  
DATED 30/09/2008

Representation from : W Douglas, 106 Glasgow Road, Cambuslang G72 7BT,  
DATED 30/09/2008

Representation from : Steven Calder, 12 Jedburgh Avenue, Rutherglen G73 3EW,  
DATED 30/09/2008

Representation from : P Stark, c/o 57 Standford Hall, Cambuslang,  
DATED 30/09/2008

Representation from : Shona McPhail, 12 Katrine Place, Cambuslang G72 7JX,  
DATED 30/09/2008

Representation from : Peter Reilly, 10 Orion Way, Cambuslang G72 7JY,  
DATED 30/09/2008

Representation from : D Jongs, 5B Vicarland Place, Cambuslang,  
DATED 30/09/2008

Representation from : Harriet Smith, 99A Main Street, Cambuslang G72 7HD,  
DATED 30/09/2008

Representation from : Owner/Occupier, 3 Brown Place, Cambuslang G72 7JR,  
DATED 30/09/2008

Representation from : D Docherty, 18A Brown Place, Cambuslang G72,  
DATED 30/09/2008

Representation from : Alex Allardyce, 230 Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : William Mathieson, 8 Colebrook Street, Cambuslang G72  
7JS, DATED 30/09/2008



Representation from : F McColl, 230 Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : Owner/Occupier, 47A Mill Road, Cambuslang,  
DATED 30/09/2008

Representation from : William Good, 2 Cairns Road, Cambuslang,  
DATED 30/09/2008

Representation from : Owner/Occupier, 56 Sherry Heights, Cambuslang G72 7HJ,  
DATED 30/09/2008

Representation from : Owner/Occupier, 56 Sherry Heights, Cambuslang G72 7HJ,  
DATED 30/09/2008

Representation from : Anne Forbes, 240 Main Street, Cambuslang G72 7EG,  
DATED 30/09/2008

Representation from : David Forbes, 240 Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : F Flannigan, 31 Morvin Road, Cambuslang,  
DATED 30/09/2008

Representation from : David Ferguson, 18 Queens Avenue, Cambuslang,  
DATED 30/09/2008

Representation from : J Donachie, 50 Rosebank Tower, Cambuslang,  
DATED 30/09/2008

Representation from : Allan Thomson, 64 Standford Hall, Cambuslang,  
DATED 30/09/2008

Representation from : Owner/Occupier, 13 Peel Court, Cambuslang,  
DATED 30/09/2008

Representation from : D B Rice, 10A Mansion Court, Cambuslang G72 7JL,  
DATED 30/09/2008

Representation from : J Farquhar, 79 Croft Road, Cambuslang G72 8LG,  
DATED 30/09/2008

Representation from : Eric Cleugh, 4 Ingerbeck Avenue, Rutherglen G73 5DR,  
DATED 30/09/2008

Representation from : M Cleugh, 137 Farme Drive, Simshill, DATED 30/09/2008

Representation from : Stacey McGrevey, 39 Glasgow Road, Cambuslang G72  
7DW, DATED 30/09/2008

Representation from : Norma McGrevey, 39 Glasgow Road, Cambuslang G72  
7DW, DATED 30/09/2008

Representation from : John McGrevey, 39 Glasgow Road, Cambuslang G72

7DW, DATED 30/09/2008

- Representation from : Owner/Occupier, 39 Glasgow Road, Cambuslang G72 7DW, DATED 30/09/2008
- Representation from : David McGarry, 73 Kyle Court, Cambuslang, DATED 30/09/2008
- Representation from : Isabella Henry, 7 Queens Avenue, Cambuslang G72 7DU, DATED 30/09/2008
- Representation from : M Mullen, 114 Ardnahoe Avenue, Glasgow , DATED 30/09/2008
- Representation from : Mrs McDaid, 25 County Avenue, Cambuslang, DATED 30/09/2008
- Representation from : Owner/Occupier, 25 County Avenue, Cambuslang, DATED 30/09/2008
- Representation from : Jim Hope (Jnr), 28 Dukes Road, Cambuslang G72 7BA, DATED 30/09/2008
- Representation from : David McGarvie, Richmond Court, Rutherglen, DATED 30/09/2008
- Representation from : Anne Marie Leonard, 66 Benmore Tower, Cambuslang G72 8LR, DATED 30/09/2008
- Representation from : Bernard Aron, 45 Annan Drive, Rutherglen G73 3NN, DATED 30/09/2008
- Representation from : R and I Alexis, 21 East Greenlees Avenue, Cambuslang G72 8TZ, DATED 30/09/2008
- Representation from : Steven Casey, 94 Holmhills Road, Cambuslang G72 8EL, DATED 30/09/2008
- Representation from : Steven Mathew Casey, 94 Holmhills Road, Cambuslang G72 8EL, DATED 30/09/2008
- Representation from : Simon M Casey, 94 Holmhills Road, Cambuslang G72 8EL, DATED 30/09/2008
- Representation from : James Hannaway, 16 Greenwood Avenue, Cambuslang, DATED 30/09/2008
- Representation from : J Thompson, 46 Standford Hall, Cambuslang, DATED 30/09/2008
- Representation from : R Mooney, 9 Rosebank Tower, Cambuslang G72 7HE, DATED 30/09/2008
- Representation from : A Mooney, 22 Clyde Place, Cambuslang G72 7QT, DATED 30/09/2008

Representation from : Neil Tully, 2 Inverclyde Gardens, Rutherglen,  
DATED 30/09/2008

Representation from : W Donachie, 16 Christie Place, Cambuslang,  
DATED 30/09/2008

Representation from : Owner/Occupier, 47 Stanford Hall, Cambuslang,  
DATED 30/09/2008

Representation from : F McDonald, 69 Glenside Drive, Rutherglen G73 3LN,  
DATED 30/09/2008

Representation from : Michael Aron, 69 Glenside Drive, Rutherglen G73 3LN,  
DATED 30/09/2008

Representation from : Alex S Reid, 52 Rosebank Tower, Cambuslang,  
DATED 30/09/2008

Representation from : Patrick Burke, 96 Kyle Court, Cambuslang G72 7JJ,  
DATED 30/09/2008

Representation from : James Findlay, 1/2, 3 Greystone Gardens, Rutherglen,  
DATED 30/09/2008

Representation from : David Lindsay, Flat 1/3 Greenlees Road, Cambuslang G72  
8JD, DATED 30/09/2008

Representation from : James Hope, 28 Dukes Road, Cambuslang G72 7BA,  
DATED 30/09/2008

Representation from : James Dawson, 19 Brown Place, Cambuslang G72 7JR,  
DATED 30/09/2008

Representation from : Hugh Campbell, 81A Main Street, Cambuslang,  
DATED 30/09/2008

Representation from : F McIvor, 39 Mitchell Avenue, Westburn G72 7SQ,  
DATED 30/09/2008

Representation from : J McHardy, 42 Arran Tower, Cambuslang,  
DATED 30/09/2008

Representation from : James Howarth, c/o Finlays, 230 Main Street, Cambuslang  
G72 7EG, DATED 30/09/2008

Representation from : Vikki Telfer, 22 Westburn Road, Cambuslang, DATED  
30/09/2008

Representation from : James Telfer, 22 Westburn Road, Cambuslang,  
DATED 30/09/2008

Representation from : Charlene Telfer, 22 Westburn Road, Cambuslang,  
DATED 30/09/2008

Representation from : Jane Telfer, 22 Westburn Road, Cambuslang,  
DATED 30/09/2008

Representation from : Donna Howarth, c/o Finlays Bar, 230 Main Street,  
Cambuslang, DATED 30/09/2008

**Contact for Further Information**

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

Bill Kerr, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen G73 1DQ  
(Tel: 0141 613 5141)

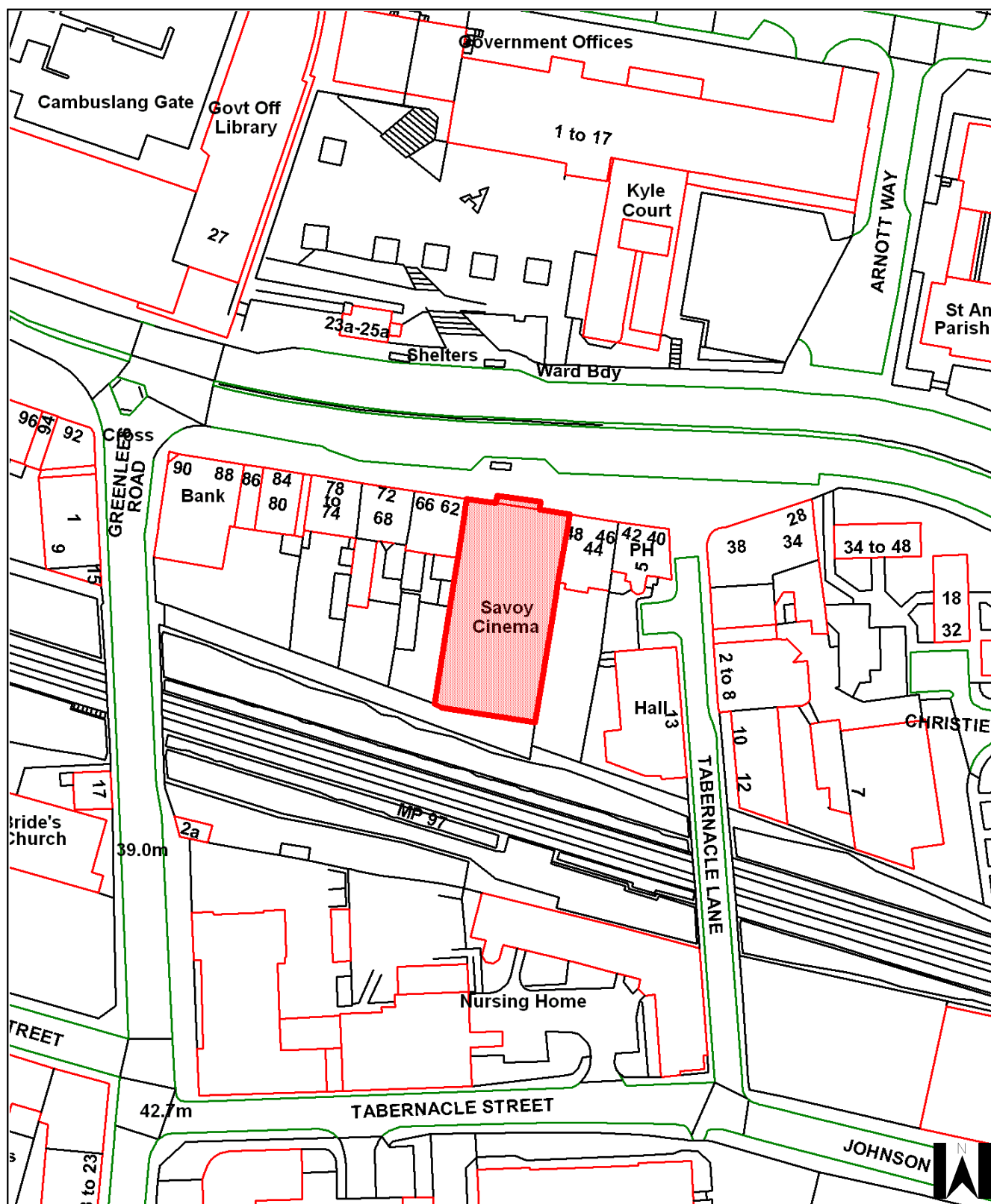
E-mail: [Enterprise.cam-ruth@southlanarkshire.gov.uk](mailto:Enterprise.cam-ruth@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That the use hereby permitted shall be instituted within five years of the date of this permission.
- 2 That between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected and between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins) ) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 3 That before the public house is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The public house shall not be brought into use until the ventilation systems are operational in accordance with the approved details.  
All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.  
The ventilation system shall:
  - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
  - b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
  - c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- 4 That prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use and thereafter the agreed details shall be adhered to at all time to the satisfaction of the said Authority.
- 5 That for the avoidance of doubt no consent is hereby granted for any of the internal alterations indicated on the submitted drawings.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To minimise noise disturbance to adjacent occupants.
- 3 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 4 To minimise nuisance, littering and pest problems to nearby occupants.
- 5 In order to retain effective planning control as the property is listed as being of architectural and historic interest.



**For information only**

**For information only**

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
South Lanarkshire Council, Licence number 100020730. 2005