

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 22 March 2005

Chair:

Councillor Graham Scott

Councillors Present:

David Baillie, Archie Buchanan, Tony Carlin, Sam Casserly, Pam Clearie, Cathie Condie, Gerry Convery, Jim Docherty, Tommy Gilligan, Ian Gray, Carol Hughes, Hector Macdonald, Jim Malloy, Tom McAlpine, Billy McCaig, Michael McCann, John McGuinness, Alex McInnes, Denis McKenna (Depute), Mary McNeill, Brian Reilly, Bob Rooney, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Jim Daisley, Alan Dick, Gerry Docherty, Allan Falconer, James Handibode, Edward McAvoy, Ian McInnes

Attending:

Corporate Resources

P MacRae, Administration Officer

Enterprise Resources

G Cameron, Area Manager, Planning and Building Control (Cambuslang/Rutherglen); N Gainford, Area Manager, Planning and Building Control (Clydesdale); M Little, Operations and Area Manager, Planning and Building Control (Hamilton); J McCracken, Planning Officer; C McDowall, Head of Planning and Building Control; T Meikle, Area Manager, Planning and Building Control (East Kilbride); C Park, Assistant Transportation Manager

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 1 March 2005 were submitted for approval as a correct record.

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

3 Application Hearing EK/04/0741 – Erection of 14 Townhouses, 21 Flats and Formation of Access Road and Associated Landscaping (Amendment to Planning Application EK/04/0489) at Blackbraes Road, East Kilbride

A report dated 14 March 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/04/0741 by Persimmon Partnerships for the erection of 14 townhouses, 21 flats and the formation of an access road and associated landscaping (amendment to planning application EK/04/0489) at Blackbraes Road, 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:-

- .. S Rae, Hypostyle Architects, G McCallum, Keppie Design and T Gallacher, Development Manager on behalf of Persimmon Partnerships (Scotland) Limited, applicant
- .. J Allan, M McCann and J Tizard, on behalf of the objectors

In terms of Local Plan Policy, the majority of the application site was one of the sites considered East Kilbride and District Local Plan Inquiry in 2002. The site was subsequently included in the Adopted Plan and identified as a residential development opportunity with a notional capacity of 35 units. The boundaries of the application site had been amended slightly to protect the existing trees running along the eastern boundary, a path along the western boundary and to extend into the lock up area to the north of the site identified in the Local Plan. In addition, changes to the shape of the site had been necessary to take account of the characteristics of the development and the shape and position of the road layout and buildings which had resulted in the boundaries encroaching slightly into the adjacent site zoned for leisure/community use. The application required to be assessed against the following policies:-

- .. DC1 and SLP6 (Development Control General)
- .. STRAT 1 (Development Strategy)
- .. RES 2 (Meeting Local Housing Needs – Affordable Housing)
- .. RES 6 (New Housing Development)
- .. LR1 (Indoor/Outdoor Recreation Facilities)
- .. LR2 (Public Parks/Open Spaces)
- .. LR3 (Environment)
- .. ENV6 (Protection of the Built and Natural Environment)
- .. ENV14 (Urban Open Space)

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

- .. the proposal would enable the development of this key site for residential purposes while ensuring the retention of a number of existing features such as paths and mature trees, which would otherwise have been affected by the development of the precise site designated in the Local Plan.

The Committee decided:

that planning application EK/04/0741 by Persimmon Partnerships for the erection of 14 townhouses, 21 flats and formation of access road and associated landscaping (amendment to planning application EK/04/0489) at Blackbraes Road, 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 development

4 Application HM/04/0895 – Creation of Retail Unit, Associated Car Parking, Servicing and Landscaping at Whistleberry Retail Park, Whistleberry Road, Blantyre

A report dated 3 March 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/04/0895 by Adam and Company Property Partnership for the creation of a retail unit, associated car parking, servicing and landscaping at Whistleberry Retail Park, Whistleberry Road, Blantyre.

The Committee decided: that planning application HM/04/0895 by Adam and Company Property Partnership for the creation of a retail unit, associated car parking, servicing and landscaping at Whistleberry Retail Park, Whistleberry Road, Blantyre be granted subject to the conditions specified in the Executive Director's report.

5 Application CL/05/0037 – Erection of 21 Houses, 36 Flats, Associated Infrastructure and Landscaping (Amendment to Planning Consent CL/03/0067) at Birkshaw Nursery, Shieldhill Road, Carluke

A report dated 3 March 2005 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0037 by Robert D Hogg Construction for the erection of 21 houses, 36 flats, associated infrastructure and landscaping (amendment to planning consent CL/03/0067) at Birkshaw Nursery, Shieldhill Road, Carluke.

The Committee decided: that planning application CL/05/0037 by Robert D Hogg Construction for the erection of 21 houses, 36 flats, associated infrastructure and landscaping (amendment to planning consent CL/03/0067) at Birkshaw Nursery, Shieldhill Road, Carluke be granted subject to:-

- ♦ the conditions specified in the Executive Director's report
- ♦ prior agreement on arrangements for the developer to make a financial contribution of £5,000 towards upgrading recreational provision in the surrounding area

[Reference: Minutes of 15 July 2003 (Paragraph 9)]

6 Application EK/04/0543 – Erection of Class 4 Business Units at Redwood Court, Peel Park, East Kilbride

A report dated 3 March 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/04/0543 by Caledonian Offices Limited for the erection of Class 4 business units at Redwood Court, Peel Park, East Kilbride.

The Committee decided: that planning application EK/04/0543 by Caledonian Offices Limited for erection of Class 4 business units at Redwood Court, Peel Park, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

7 Application HM/04/0559 – Erection of 19 Houses and Formation of Access Road at Station Road, Netherburn

A report dated 3 March 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/04/0559 by Amigo Developments Limited for the erection of 19 houses and the formation of an access road at Station Road, Netherburn.

The Committee decided:

that planning application HM/04/0559 by Amigo Developments Limited for the erection of 19 houses and formation of an access road at Station Road, Netherburn be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior agreement on arrangements for the developer to provide a financial contribution of £9,500 towards the improvement of existing sports/recreation facilities in the area

8 Application HM/04/0321 – Erection of New Secondary School and Associated Works (Outline) at Land at Broomhill Road, Larkhall

A report dated 14 March 2005 by the Executive Director (Enterprise Resources) was submitted on planning application HM/04/0321 by Turner and Townsend Project Management Limited for the erection of a new secondary school and associated works (outline) at land at Broomhill Road, Larkhall.

The Committee decided:

that planning application HM/04/0321 by Turner and Townsend Project Management Limited for the erection of a new secondary school and associated works (outline) at land at Broomhill Road, Larkhall be granted subject to the conditions specified in the Executive Director's report.

9 Urgent Business

There were no items of urgent business.

Chair's Remarks

The Chair advised that, due to his forthcoming retirement, this would be the last Planning Committee meeting attended by Neil Gainford, Area Manager, Planning and Building Control (Clydesdale). On behalf of the Committee, he thanked Mr Gainford for his long and dedicated service to local government and wished him every success in the future. Mr Gainford replied in suitable terms.