

PLANNING COMMITTEE

Minutes of meeting held via Confero and in Committee Room 1, Council Offices, Almada Street, Hamilton on 12 December 2023

Chair:

Councillor Richard Nelson

Councillors Present:

Councillor Alex Allison, Councillor Ralph Barker, Councillor Archie Buchanan, Councillor Ross Clark, Councillor Gerry Convery (Depute), Councillor Margaret Cowie, Councillor Maureen Devlin, Councillor Colin Dewar, Councillor Gladys Ferguson-Miller, Councillor Alistair Fulton, Councillor Celine Handibode, Councillor Ross Lambie, Councillor Lesley McDonald, Councillor Davie McLachlan, Councillor Julia Marrs (*substitute for Councillor Mark Horsham*), Councillor Norman Rae, Councillor Graham Scott, Councillor David Shearer, Councillor Helen Toner, Councillor David Watson

Councillors' Apologies:

Councillor Joe Fagan (ex-officio), Councillor Elise Frame, Councillor Mark Horsham, Councillor Martin Lennon, Councillor Monique McAdams, Councillor John Ross

Attending:

Community and Enterprise Resources

F Carlin, Head of Planning and Regulatory Services; B Darroch, Planning and Building Standards Manager (East); F Jack, Team Leader, Development Management Team, Roads and Transportation Services

Finance and Corporate Resources

S Jessup, Administration Assistant; S McLeod, Administration Officer

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 14 November 2023 were submitted for approval as a correct record.

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

3 Application P/21/0708 for Change of Use of Industrial Unit to Fitness Rehabilitation and Therapy Facility/Gymnasium (Retrospective) at 4 Bairds Crescent, Allanshaw Industrial Estate, Hamilton

A report dated 1 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/0708 by S Eeles for a change of use of industrial unit to fitness rehabilitation and therapy facility/gymnasium (retrospective) at 4 Bairds Crescent, Allanshaw Industrial Estate, Hamilton.

The Committee decided: that planning application P/21/0708 by S Eeles for a change of use of industrial unit to fitness rehabilitation and therapy facility/gymnasium (retrospective) at 4 Bairds Crescent, Allanshaw Industrial Estate, Hamilton be granted subject to the conditions specified in the Executive Director's report.

4 Application P/22/0384 for Demolition of Existing Detached Garage and Erection of Replacement Garage with Attic Room Above at 1 Croftbank Avenue, Bothwell

A report dated 1 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0384 by JWR Holdings for the demolition of an existing detached garage and erection of a replacement garage with attic room above at 1 Croftbank Avenue, Bothwell.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report.

The Committee decided: that planning application P/22/0384 by JWR Holdings for the demolition of an existing detached garage and erection of a replacement garage with attic room above at 1 Croftbank Avenue, Bothwell be granted subject to the conditions specified in the Executive Director's report.

5 Application P/22/0508 for Erection of 5 Holiday Let Cottages with Associated Service Road and Gardens at Briarlea House, Lanark Road, Larkhall

A report dated 1 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0508 by A Cummings for the erection of 5 holiday let cottages with associated service road and gardens at Briarlea House, Lanark Road, Larkhall.

Following consultation between the Chair and the Head of Planning and Regulatory Services, the application had been referred to the Committee in terms of section 5.2 of the Council's Planning Application Decision Making Process, as it was considered that the application generated policy issues that merited its consideration by elected members.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report.

The Committee decided: that planning application P/22/0508 by A Cummings for the erection of 5 holiday let cottages with associated service road and gardens at Briarlea House, Lanark Road, Larkhall be refused for the reasons detailed in the Executive Director's report.

Councillor Toner joined the meeting during consideration of the above item of business

6 Application P/22/1234 for Erection of Neighbourhood Centre (Including Classes 1, 2, 3, 11 and Sui Generis) with Associated Access, Parking and Landscaping at Land 100 Metres Northeast of 227 Westburn Road, Grayline Avenue, Newton, Cambuslang

A report dated 1 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/1234 by Crucible Developments (Scotland) Limited for the erection of a neighbourhood centre (including classes 1, 2, 3, 11 and Sui Generis) with associated access, parking and landscaping at land 100 metres northeast of 227 Westburn Road, Grayline Avenue, Newton, Cambuslang.

The Committee decided: that planning application P22/1234 by Crucible Developments (Scotland) Limited for the erection of a neighbourhood centre (including classes 1, 2, 3, 11 and Sui Generis) with associated access, parking and landscaping at land 100 metres northeast of 227 Westburn Road, Grayline Avenue, Newton, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 14 December 2010 (Paragraph 14)]

7 Application P/23/0288 for Demolition of Extensions and Cottage, Retention of Original Hotel to Form 4 Flats and Erection of 5 Houses with Associated Access Road, Parking, Landscaping and SuDS System (Planning Permission in Principle) at Abington Hotel, 78 Carlisle Road, Abington, Biggar

A report dated 1 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/0288 by D Hill for the demolition of extensions and cottage, retention of the original hotel to form 4 flats and erection of 5 houses with associated access road, parking, landscaping and SuDS system (planning permission in principle) at the Abington Hotel, 78 Carlisle Road, Abington, Biggar.

At its meeting on 7 July 2015, the Committee had approved a procedure for processing planning applications which required completion of a Legal Agreement. If approved, the application would be subject to a Legal Agreement and/or other appropriate mechanism and the approved procedure would apply.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report.

The Committee decided:

- (1) that planning application P/23/0288 by D Hill for the demolition of extensions and cottage, retention of the original hotel to form 4 flats and erection of 5 houses with associated access road, parking, landscaping and SuDS system (planning permission in principle) at the Abington Hotel, 78 Carlisle Road, Abington, Biggar be granted subject to:-
- ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Agreement and/or other appropriate agreement between the Council, site owner(s) and applicant to ensure appropriate financial contributions were made at appropriate times during the development towards educational facilities
 - ◆ the applicant meeting the Council's costs associated with the 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 Legal Agreement 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 could be secured by the Legal Agreement, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Legal Agreement 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 Legal Agreement.

[Reference: Minutes of 7 July 2015 (Paragraph 15)]

8 Application P/23/0434 for Erection of 6 Dwellings at Butterburn Park, Hamilton

A report dated 1 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/0434 by South Lanarkshire Council for the erection of 6 dwellings at Butterburn Park, Hamilton.

The Committee decided: that planning application P/23/0434 by South Lanarkshire Council for the erection of 6 dwellings at Butterburn Park, Hamilton be granted subject to the conditions specified in the Executive Director's report.

9 Application P/23/0507 for Erection of Drive-Through Restaurant (Class 3 and Sui Generis) with Associated Access, Servicing, Car Parking, Landscaping and Other Associated Work at Land 70 Metres South of 28 Beck Avenue, Borland Drive, Larkhall

The Chair advised that this application had been withdrawn at the request of the applicant.

The Committee decided: to note the position.

10 Urgent Business

There were no items of urgent business.

Chair's Closing Remarks

The Chair extended the compliments of the season to all members and officials present.