

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 13 August 2019

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Alex Allison, Councillor John Anderson (*substitute for Councillor Horsham*), Councillor John Bradley, Councillor Stephanie Callaghan, Councillor Gerry Convery (*substitute for Councillor Brogan*), Councillor Margaret Cowie, Councillor Peter Craig (*substitute for Councillor Nugent*), Councillor Mary Donnelly, Councillor Martin Lennon, Councillor Richard Lockhart, Councillor Catherine McClymont (*substitute for Councillor Devlin*), Councillor Colin McGavigan (*substitute for Councillor Le Blond*), Councillor Davie McLachlan, Councillor Lynne Nailon, Councillor Graham Scott, Councillor David Shearer, Councillor Collette Stevenson, Councillor Bert Thomson, Councillor Jim Wardhaugh, Councillor Jared Wark (*substitute for Councillor McCreary*)

Councillors' Apologies:

Councillor Walter Brogan, Councillor Archie Buchanan, Councillor Jackie Burns, Councillor Maureen Devlin, Councillor Alistair Fulton, Councillor Mark Horsham (Depute), Councillor Ann Le Blond, Councillor Kenny McCreary, Councillor Carol Nugent, Councillor John Ross (ex officio)

Attending:

Community and Enterprise Resources

S Clark, Team Leader, Planning and Building Standards Services (Hamilton); B Darroch, Area Manager, Planning and Building Standards Services (Hamilton); L Dickson, Team Leader, Planning and Building Standards Services (Clydesdale); 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

J Davitt, Public Relations Team Leader; P MacRae, Administration Officer; K McLeod, Administration Assistant; K Moore, Legal Services Adviser

Chair's Opening Remarks

The Chair, on behalf of the Committee, welcomed Bernard Darroch, Area Manager, Planning and Building Standards Services (Hamilton) to his first meeting of the Planning Committee.

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 11 June 2019 were submitted for approval as a correct record.

The Committee decided:

that the minutes be approved as a correct record.

3 Application P/19/0824 for Erection of 5 Classroom Extension with Ancillary Accommodation, Additional External Works to Perimeter Fence, MUGA Pitch, Car Park and Landscaping at St Charles' Primary School, Harvester Avenue, Cambuslang

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0824 by South Lanarkshire Council for the erection of a 5 classroom extension with ancillary accommodation, additional external works to perimeter fence, MUGA pitch, car park and landscaping at St Charles' Primary School, Harvester Avenue, Cambuslang.

The Committee decided: that planning application P/19/0824 by South Lanarkshire Council for the erection of a 5 classroom extension with ancillary accommodation, additional external works to perimeter fence, MUGA pitch, car park and landscaping at St Charles' Primary School, Harvester Avenue, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 1 December 2009 (Paragraph 7)]

4 Application P/19/0135 for Creation of Fenced Allotment Site Comprising 12 Raised Beds and up to 70 Allotment Plots in Total, Including Associated Hardstanding, SUDS Pond, Landscaping and Composting Areas at Lammermoor Recreation Area, Kenilworth, East Kilbride

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0135 by South Lanarkshire Council for the creation of a fenced allotment site comprising 12 raised beds and up to 70 allotment plots in total, including associated hardstanding, SUDS pond, landscaping and composting areas at Lammermoor Recreation Area, Kenilworth, East Kilbride.

The Committee heard Councillor Miller, a local member, on her objection to the proposal.

The Area Manager, Planning and Building Standards Services (Cambuslang/Rutherglen and East Kilbride) referred to a number of late objections received in respect of the proposal and advised that they raised no new issues.

The Area Manager spoke in explanation of the report and officers responded to members' questions on various aspects of the proposal.

After a full discussion, Councillor Scott, seconded by Councillor Craig, moved that consideration of the application be continued to a future meeting of the Committee to allow a study to be undertaken on the feasibility of taking access to the site from Kenilworth. Councillor Wardhaugh, seconded by Councillor Callaghan, moved as an amendment that the application be refused. On a vote being taken by a show of hands, 7 members voted for the amendment and 13 for the motion which was declared carried.

The Committee decided:

that consideration of planning application P/19/0135 by South Lanarkshire Council for the creation of a fenced allotment site comprising 12 raised beds and up to 70 allotment plots in total, including associated hardstanding, SUDS pond, landscaping and composting areas at Lammermoor Recreation Area, Kenilworth, East Kilbride be continued to a future meeting of the Committee to allow a study to be undertaken on the feasibility of taking access to the site from Kenilworth.

[Reference: Minutes of 11 June 2019 (Paragraph 5)]

In terms of Standing Order No 13, the Chair adjourned the meeting at 11.30am for a 10 minute period. The meeting recommenced at 11.40am without the attendance of Councillors Bradley and McLachlan

5 Application P/19/0405 for Erection of 34 Semi-detached Houses, Formation of New Access Road and Associated Infrastructure at Mill Road, Thankerton, Biggar

A report dated 19 July 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0405 by BHC Limited for the erection of 34 semi-detached houses, formation of a new access road and associated infrastructure at Mill Road, Thankerton, Biggar.

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.

The Committee decided:

- (1) that planning application P/19/0405 by BHC Limited for the erection of 34 semi-detached houses, formation of a new access road and associated infrastructure at Mill Road, Thankerton, Biggar be granted subject to:-
 - ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Planning Obligation and/or other appropriate agreement between the Council, the applicant and the site owner(s) to ensure that appropriate financial contributions were made at appropriate times during the development towards the provision of:-
 - ◆ affordable housing
 - ◆ educational facilities
 - ◆ an upgrade of community 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)]

6 Application P/18/1837 for Erection of 70 Residential Units Comprising Detached, Semi-detached and Terraced Houses and a 3 Storey Flatted Block with Associated Roads and Landscaping at Land 100 Metres Northeast of Cambuslang Karting, Dale Avenue, Cambuslang

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/18/1837 by Dawn Homes Limited for the erection of 70 residential units comprising detached, semi-detached and terraced houses and a 3 storey flatted block with associated roads and landscaping at land 100 metres northeast of Cambuslang Karting, Dale Avenue, Cambuslang.

A request for a hearing had been received, however, the application did not meet the criteria for a hearing.

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.

The Committee decided:

- (1) that planning application P/18/1837 by Dawn Homes Limited for the erection of 70 residential units comprising detached, semi-detached and terraced houses and a 3 storey flatted block with associated roads and landscaping at land 100 metres northeast of Cambuslang Karting, Dale Avenue, Cambuslang be granted subject to:-
- ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Planning Obligation and/or other appropriate agreement between the applicant and the Council in respect of financial contributions for the phasing, improvement and upgrading of educational and community 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 16 April 2013 (Paragraph 9) and 7 July 2015 (Paragraph 15)]

7 Application P/19/0676 for Erection of 2 Storey Rear Extension with Integral Single Storey Element at 146 Neilsland Road, Hamilton

A report dated 23 July 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0676 by A Reid and J Hay for the erection of a 2 storey rear extension with an integral single storey element at 146 Neilsland Road, Hamilton.

The Committee decided: that planning application P/19/0676 by A Reid and J Hay for the erection of a 2 storey rear extension with an integral single storey element at 146 Neilsland Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

8 Application EK/17/0291 for Erection of a Retail Warehouse, Including Class 1 Bulky Goods Units, Class 1 and Class 3 Pod Units and 2 Freestanding Class 3 Restaurants with Drive Through Facilities, Associated Access, Servicing, Landscaping and Car Parking at Land at Redwood Crescent, Peel Park, East Kilbride

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application EK/17/0291 by SC East Kilbride Limited for the erection of a retail warehouse, including Class 1 bulky goods units, Class 1 and Class 3 pod units and 2 freestanding Class 3 restaurants with drive through facilities, associated access, servicing, landscaping and car parking at land at Redwood Crescent, Peel Park, East Kilbride.

The Committee decided: that planning application EK/17/0291 by SC East Kilbride Limited for the erection of a retail warehouse, including Class 1 bulky goods units, Class 1 and Class 3 pod units and 2 freestanding Class 3 restaurants with drive through facilities, associated access, servicing, landscaping and car parking at land at Redwood Crescent, Peel Park, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ advertisement of the intention to divert a Core Path, at the expense of the applicant

[Reference: Minutes of 24 June 2014 (Paragraph 3)]

Councillor Shearer left the meeting following consideration of this item of business

9 Application P/19/0514 for Erection of a Single Storey House with Associated Parking and Landscaping at Land 41 Metres West Southwest of Righead United Reformed Church, Mungo Park, East Kilbride

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0514 by J Robertson for the erection of a single storey house with associated parking and landscaping at land 41 metres west southwest of Righead United Reformed Church, Mungo Park, East Kilbride.

The Committee decided: that planning application P/19/0514 by J Robertson for the erection of a single storey house with associated parking and landscaping at land 41 metres west southwest of Righead United Reformed Church, Mungo Park, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

10 Application P/19/0723 for Erection of 3 Detached Houses, Associated Groundworks and Formation of Associated Vehicular Access at Gilfoot Nursery, Waygateshaw Road, Carluke

A report dated 16 July 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0723 by Woodside Developments Limited for the erection of 3 detached houses, associated groundworks and formation of associated vehicular access at Gilfoot Nursery, Waygateshaw Road, Carluke.

The Committee decided: that planning application P/19/0723 by Woodside Developments Limited for the erection of 3 detached houses, associated groundworks and formation of associated vehicular access at Gilfoot Nursery, Waygateshaw Road, Carluke be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of Clydesdale Area Committee of 13 February 2018 (Paragraph 4)]

11 Application P/19/0304 for Erection of a Multi-level Golf Leisure Facility (Class 11) and 2 Drive Through Restaurants Together with Associated Netting System Enclosure, Varying in Height up to a Maximum Height of 52 Metres, Infrastructure, Access and Landscaping at Duchess Place and Cunningham Road Redevelopment, Cambuslang Road, Rutherglen

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0304 by Ashfield Land (Glasgow) Limited for the erection of a multi-level golf leisure facility (Class 11) and 2 drive through restaurants together with associated netting system enclosure, varying in height up to a maximum height of 52 metres, infrastructure, access and landscaping at Duchess Place and Cunningham Road Redevelopment, Cambuslang Road, Rutherglen.

The Committee decided:

- (1) that planning application P/19/0304 by Ashfield Land (Glasgow) Limited for the erection of a multi-level golf leisure facility (Class 11) and 2 drive through restaurants together with associated netting system enclosure, varying in height up to a maximum height of 52 metres, infrastructure, access and landscaping at Duchess Place and Cunningham Road Redevelopment, Cambuslang Road, Rutherglen be granted subject to the conditions specified in the Executive Director's report;
- (2) that a Stopping Up Order be promoted Under Section 207 of the Town and Country Planning (Scotland) Act 1997 on a section of public road and contiguous footway at Duchess Place and Cunningham Road, Rutherglen and that the applicant be responsible for the payment of legal fees and any reasonable costs incurred by the Council associated with the Order;

- (3) that, if no objections to the above Order were received, approval be given for any action necessary to achieve confirmation of the Order; and
- (4) that approval be given to refer the Order to the Scottish Ministers in the event that objections were received.

[Reference: Minutes of 9 February 2016 (Paragraph 8)]

Councillors Allison and Wardhaugh left the meeting following consideration of this item of business

12 Application P/19/0299 for Demolition of Existing Houses and Redevelopment Consisting of the Erection of a 311 Unit Mixed Tenure Residential Development with Associated Access Roads, Car Parking and Landscaping at East Whitlawburn Redevelopment Area, Western Road, Cambuslang

A report dated 1 August 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0299 by CCG (Scotland) Limited for the demolition of existing houses and redevelopment consisting of the erection of a 311 unit mixed tenure residential development with associated access roads, car parking and landscaping at East Whitlawburn Redevelopment Area, Western Road, Cambuslang.

The Committee decided: that planning application P/19/0299 by CCG (Scotland) Limited for the demolition of existing houses and redevelopment consisting of the erection of a 311 unit mixed tenure residential development with associated access roads, car parking and landscaping at East Whitlawburn Redevelopment Area, Western Road, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

13 Application P/19/0738 for Erection of Temporary Sales Cabin with Associated Parking at Peel Road, Thorntonhall, East Kilbride

A report dated 23 July 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0738 by Westpoint Homes Limited for the erection of a temporary sales cabin with associated parking at Peel Road, Thorntonhall, East Kilbride.

The Committee decided: that planning application P/19/0738 by Westpoint Homes Limited for the erection of a temporary sales cabin with associated parking at Peel Road, Thorntonhall, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 13 March 2018 (Paragraph 3)]

Councillor Callaghan left the meeting during consideration of this item of business

14 Application P/19/0542 for Erection of 2 Detached Houses with Garages and Associated Access at Laigh Brownmuir House, Bents and Station Highway, Glassford, Strathaven

A report dated 23 July 2019 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/0542 by Brackenridge Homes Limited for the erection of 2 detached houses with garages and associated access at Laigh Brownmuir House, Bents and Station Highway, Glassford, Strathaven.

The Committee decided: that planning application P/19/0542 by Brackenridge Homes Limited for the erection of 2 detached houses with garages and associated access at Laigh Brownmuir House, Bents and Station Highway, Glassford, Strathaven be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 12 May 2015 (Paragraph 8)]

15 Urgent Business

There were no items of urgent business.