

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 21 November 2006

Chair:

Councillor Graham Scott

Councillors Present:

David Baillie, Archie Buchanan, Tony Carlin, Sam Casserly, Pam Clearie, Jim Docherty, Ian Gray, Billy McCaig, Michael McCann, John McGuinness, Alex McInnes, Ian McInnes, Mary McNeill, Brian Reilly, Bob Rooney, Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillor Also Present:

Pat Morgan

Councillors' Apologies:

Cathie Condie, Gerry Convery, Jim Daisley, Alan Dick, Gerry Docherty, Allan Falconer, Tommy Gilligan, James Handibode, Stan Hogarth, Carol Hughes, James Malloy, Edward McAvoy, Denis McKenna (Depute)

Attending:

Corporate Resources

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

Enterprise Resources

M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); C McDowall, Head of Planning and Building Standards Services; A Martucci, Engineering Officer; T Meikle, Area Manager, Planning and Building Standards Services (East Kilbride)

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 31 October 2006 were submitted for approval as a correct record.

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

3 Application HM/06/0601 - Change of Use from Amenity Ground to Garden Ground and the Erection of a Fence and Shed at 84 Myers Crescent, Uddingston

A report dated 13 November 2006 by the Executive Director (Enterprise Resources) was submitted on planning application HM/06/0601 by E Halliday for change of use from amenity ground to garden ground and the erection of a fence and shed at 84 Myers Crescent, Uddingston.

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 objectors 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 the Adopted Hamilton District Local Plan and the South Lanarkshire Local Plan (Finalised). 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 area of land that formed the application site was zoned as RES 1 (Residential Areas) and RES 6 (Residential Land Use Policy) and was of a scale and position that its conversion to garden ground would have a minimal impact upon the adjoining residential area
- ◆ the proposed fence and shed represented an acceptable form of development for the residential location

The Committee decided:

that planning application HM/06/0601 by E Halliday for the change of use from amenity ground to garden ground and the erection of a fence and shed at 84 Myers Crescent, Uddingston be granted subject to:

- ◆ the conditions specified in the Executive Director's report
- ◆ an amendment to Condition 3 which involved the addition of the words "within 2 months of the date of the consent" at the conclusion of the condition

4 Application EK/06/0510 - Erection of School together with Associated Access and Car Parking at Wester Overton Primary School, Ashkirk Road, Strathaven

A report dated 14 November 2006 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0510 by Bovis Lend Lease Limited for the erection of a school together with associated access and car parking at Wester Overton Primary School, Ashkirk Road, Strathaven.

The Committee decided:

that planning application EK/06/0510 by Bovis Lend Lease Limited for the erection of a school together with associated access and car parking at Wester Overton Primary School, Ashkirk Road, Strathaven be granted subject to the conditions specified in the Executive Director's report.

5 Application HM/06/0693 - Change of Use of Land to Form Garden Ground and Extension of Boundary Fence (Retrospective) at Open Ground to Rear of 22 Craigmuir Road, High Blantyre

A report dated 2 November 2006 by the Executive Director (Enterprise Resources) was submitted on planning application HM/06/0693 by M Grant for the change of use of land to form garden ground and extension of a boundary fence (retrospective) at open ground to the rear of 22 Craigmuir Road, High Blantyre. The application had been advertised as Development Potentially Contrary to the Development Plan, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in the Adopted Hamilton District Local Plan and the South Lanarkshire Local Plan (Finalised). 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 area of land which formed the application site and which was zoned EN1a (Greenbelt) and STRAT3 (Greenbelt) in the Adopted and Finalised Local Plans respectively was of a scale and position that its conversion to garden ground would have a minimal impact upon the remaining Greenbelt area
- .. residential development existed along the boundary of the Greenbelt and there was limited scope for properties at this location to convert the land to garden ground. This area of land was, therefore, unique due to its levels and relationship to the remaining Greenbelt area

The Committee decided: that planning application HM/06/0693 by M Grant for the change of use of land to form garden ground and the extension of a boundary fence (retrospective) at 22 Craigmuir Road, High Blantyre be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 14 March 2006 (Paragraph 7)]

6 Application HM/06/0694 - Change of Use of Land to Form Garden Ground and Extension of Boundary Fence (Retrospective) at Open Ground to Rear of 20 Craigmuir Road, High Blantyre

A report dated 8 November 2006 by the Executive Director (Enterprise Resources) was submitted on planning application HM/06/0694 by Mr and Mrs Paterson for the change of use of land to form garden ground and extension of a boundary fence (retrospective) at open ground to the rear of 20 Craigmuir Road, High Blantyre. The application had been advertised as Development Potentially Contrary to the Development Plan, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in the Adopted Hamilton District Local Plan and the South Lanarkshire Local Plan (Finalised). 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 area of land which formed the application site and which was zoned EN1a (Greenbelt) and STRAT3 (Greenbelt) in the Adopted and Finalised Local Plans respectively was of a scale and position that its conversion to garden ground would have a minimal impact upon the remaining Greenbelt area
- .. residential development existed along the boundary of the Greenbelt and there was limited scope for properties at this location to convert the land to garden ground. This area of land was, therefore, unique due to its levels and relationship to the remaining Greenbelt area

The Committee decided: that planning application HM/06/0694 by Mr and Mrs Paterson for the change of use of land to form garden ground and the extension of a boundary fence (retrospective) at 20 Craigmuir Road, High Blantyre be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 14 March 2006 (Paragraph 7)]

7 Application HM/06/0695 - Change of Use of Land to Form Garden Ground and Extension of Boundary Fence (Retrospective) at Open Ground to Rear of 16 Craigmuir Road, High Blantyre

A report dated 13 November 2006 by the Executive Director (Enterprise Resources) was submitted on planning application HM/06/0695 by E Kelly for the change of use of land to form garden ground and extension of a boundary fence (retrospective) at open ground to the rear of 16 Craigmuir Road, High Blantyre. The application had been advertised as Development Potentially Contrary to the Development Plan, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in the Adopted Hamilton District Local Plan and the South Lanarkshire Local Plan (Finalised). 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 area of land which formed the application site and which was zoned EN1a (Greenbelt) and STRAT3 (Greenbelt) in the Adopted and Finalised Local Plans respectively was of a scale and position that its conversion to garden ground would have a minimal impact upon the remaining Greenbelt area
- .. residential development existed along the boundary of the Greenbelt and there was limited scope for properties at this location to convert the land to garden ground. This area of land was, therefore, unique due to its levels and relationship to the remaining Greenbelt area

The Committee decided: that planning application HM/06/0695 by E Kelly for the change of use of land to form garden ground and the extension of a boundary fence (retrospective) at 16 Craigmuir Road, High Blantyre be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 14 March 2006 (Paragraph 7)]

8 Urgent Business

There were no items of urgent business.