

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 23 June 2009

Chair:

Councillor Graham Scott

Councillors Present:

Alex Allison, Eileen Baxendale, Archie Buchanan, Pam Clearie, Gerry Convery, Jim Docherty, Hugh Dunsmuir, Tommy Gilligan, Bill Holman, Edward McAvoy, Lesley McDonald, Alex McInnes, Denis McKenna, Mary McNeill, Patrick Ross-Taylor (Depute), Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Gordon Clark, Ian Gray, Archie Manson, Michael McCann, Clare McColl

Attending:

Corporate Resources

K Bartie, Administration Assistant; P MacRae, Administration Officer

Enterprise Resources

J Blake, Planning Officer; L Dickson, Planning Team Leader (Clydesdale); S Laird, Engineering Officer; M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); C McDowall, Head of Planning and Building Standards Services; 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 26 May 2009 were submitted for approval as a correct record.

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

3 Application EK/09/0076 - Change of Use of Shop Unit (Class 1) to Restaurant (Class 3) and Hot Food Takeaway and Erection of Single Storey Rear Extension at 4 Glebe Street, East Kilbride

A report dated 15 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0076 by Kean Properties for the change of use of a shop unit (Class 1) to a restaurant (Class 3) and hot food takeaway and the erection of a single storey rear extension at 4 Glebe Street, 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:-

- ♦ K Martin, agent on behalf of the applicant
- ♦ E Coogans, on behalf of East Mains Community Council; A Mohammed; S Sherriff, on behalf of residents of Glebe Street, and R Tasker, on behalf of Jassal and Klair Properties, objectors to the proposal

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan. 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 proposal complied with Policies DM1, DM10 and ENV25 of the Adopted South Lanarkshire Local Plan
- ♦ the proposal was not considered to adversely affect the amenity or vitality of the surrounding area
- ♦ there were no adverse infrastructure issues

Councillor Scott, seconded by Councillor Ross-Taylor, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor J Wardhaugh, seconded by Councillor Buchanan, moved as an amendment that the application be refused. On a vote being taken by a show of hands, 3 members voted for the amendment and 15 for the motion which was declared carried.

The Committee decided: that planning application EK/09/0076 by Kean Properties for the change of use of a shop unit (Class 1) to a restaurant (Class 3) and hot food takeaway and the erection of a single storey rear extension at 4 Glebe Street, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

4 Application EK/09/0130 - Demolition of Existing School and Erection of School/ Nursery with Associated Car Parking, Infrastructure, Landscaping and Synthetic Sports Pitch at St Kenneth's Primary School, West Mains Road, East Kilbride

A report dated 15 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0130 by Bovis Lend Lease (Scotland) Limited for the demolition of an existing school and the erection of a school/nursery with associated car parking, infrastructure, landscaping and synthetic sports pitch at St Kenneth's Primary School, West Mains 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:-

- ♦ C Houston, V Sinclair and A Stronach, on behalf of the applicant
- ♦ M Cusack and T Little, on behalf of Kittoch Residents' Association, objectors to the proposal

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan. 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 proposed loss of green space was not considered to be significant in terms of its size, biodiversity value or its recreational value for local residents
- ◆ the proposed synthetic pitch would provide enhanced recreational facilities for school pupils and the community
- ◆ the proposal would have no adverse impact on residential amenity or traffic safety
- ◆ there were no significant infrastructure issues

The Committee decided: that planning application EK/09/0130 by Bovis Lend Lease (Scotland) Limited for the demolition of an existing school and the erection of a school/nursery with associated car parking, infrastructure, landscaping and synthetic sports pitch at St Kenneth's Primary School, West Mains Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

Councillor Dunsmuir left the meeting following consideration of this item

5 Application HM/09/0070 - Erection of 40 Flats with Associated Parking at Land at Hornal Road, Uddingston

A report dated 16 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0070 by Lynnet Leisure Properties Limited and Clyde Valley Housing Association for the erection of 40 flats with associated parking at land at Hornal Road, Uddingston. The Operations and Area Manager advised that the proposed number of units had been reduced from 44 to 40.

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:-

- ◆ J Foster, on behalf of the applicant
- ◆ A McInnes and B Johnstone, on behalf of Scotch Frost of Glasgow, objectors to the proposal

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan and government advice/policy. 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 re-zoning of the application site would not raise issues in respect of the industrial land supply or demand for the area
- ◆ the proposal would provide 40 residential units for social rented housing in the Bothwell/Uddingston area which had been identified as an area with a particularly acute need
- ◆ the proposal raised no significant environmental or infrastructure issues

The Committee decided: that planning application HM/09/0070 by Lynnet Leisure Properties Limited and Clyde Valley Housing Association for the erection of 40 flats with associated parking at land at Hornal Road, Uddingston be granted subject to the conditions specified in the Executive Director's report.

6 Application CL/09/0120 - Demolition of Category C(s) Listed Gatehouse at the Gatehouse, Winston Barracks, Lanark

A report dated 15 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0120 by S Fleming for the demolition of a Category C(s) listed gatehouse at Winston Barracks, Lanark.

The Committee decided: that planning application CL/09/0120 by S Fleming for the demolition of a Category C(s) listed gatehouse at Winston Barracks, Lanark be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ referral of the application to the Scottish Ministers as it involved the demolition of a Category C(s) listed building

[Reference: Minutes of 23 January 2007 (Paragraph 3)]

Councillor McAvoy left the meeting during consideration of this item

7 Application CL/09/0125 - Demolition of Gatehouse and Erection of 13 Terraced Houses at the Gatehouse, Winston Barracks, Lanark

A report dated 15 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0125 by S Fleming for the demolition of the gatehouse and the erection of 13 terraced houses at the Gatehouse, Winston Barracks, Lanark.

The Committee decided: that planning application CL/09/0125 by S Fleming for the demolition of the gatehouse and the erection of 13 terraced houses at the Gatehouse, Winston Barracks, Lanark be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior amendment of the Section 75 Legal Agreement between the Council and the applicant in respect of the Winston Barracks development to take account of the reduction in the number of listed buildings on site

[Reference: Minutes of 23 January 2007 (Paragraph 3)]

8 Application HM/09/0207 - Erection of Integrated Community Facility, Including Café, Formation of New Roundabout with Associated Re-alignment of Strathaven Road and Formation of Car Park and Associated Car Park at Strathaven Road, Stonehouse

A report dated 16 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0207 by South Lanarkshire Council for the erection of a new integrated community facility, including café, formation of new roundabout with associated re-alignment of Strathaven Road and formation of car park and associated car park at Strathaven Road, Stonehouse.

The Committee decided:

that planning application HM/09/0207 by South Lanarkshire Council for the erection of a new integrated community facility, including café, formation of new roundabout with associated re-alignment of Strathaven Road and formation of car park and associated car park at Strathaven Road, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

9 Application CL/09/0180 - Partial Demolition of Existing School Building, Erection of Extension and Associated Alterations to School and Formation of Additional Car Parking at Crawfordjohn Primary School, Manse Road, Crawfordjohn

A report dated 16 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0180 by South Lanarkshire Council for the partial demolition of an existing school building, the erection of an extension and associated alterations to the school and the formation of additional car parking at Crawfordjohn Primary School, Manse Road, Crawfordjohn.

The Committee decided:

that planning application CL/09/0180 by South Lanarkshire Council for the partial demolition of an existing school building, the erection of an extension and associated alterations to the school and the formation of additional car parking at Crawfordjohn Primary School, Manse Road, Crawfordjohn be granted subject to the conditions specified in the Executive Director's report.

10 Application HM/09/0208 - Extension to Stonehouse Cemetery, Manse Road, Stonehouse

A report dated 16 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0208 by South Lanarkshire Council for an extension to Stonehouse Cemetery, Manse Road, Stonehouse.

The Committee decided:

that planning application HM/09/0208 by South Lanarkshire Council for an extension to Stonehouse Cemetery, Manse Road, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

11 Application HM/09/0223 - Change of Use of Market (Retail) to Call Centre and External Alterations at Newcross Centre, Lamb Street, Hamilton

A report dated 10 June 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0223 by Elandome Limited for the change of use of a market (retail) to a call centre and external alterations at Newcross Centre, Lamb Street, Hamilton.

The Committee decided:

that planning application HM/09/0223 by Elandome Limited for the change of use of a market (retail) to a call centre and external alterations at Newcross Centre, Lamb Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

12 Stopping Up Order at Broomhill Road, Larkhall

A report dated 10 June 2009 by the Executive Director (Enterprise Resources) was submitted on a proposal to promote a Stopping Up Order along part of Broomhill Road, Larkhall.

At its meeting on 21 June 2005, the Planning Committee had approved planning application HM/05/0225 for the erection of a new secondary school, including an all weather surface sports pitch, grass pitch and associated works at Broomhill Road, Larkhall. The application site included a portion of Broomhill Road and it was now proposed that the part of Broomhill Road situated within the boundaries of the new secondary school application site be closed to vehicles.

The Committee decided: that approval be given to prepare a Stopping Up Order on the part of Broomhill Road, Larkhall, as detailed in the report, and for any further action necessary to achieve the confirmation of the Order.

[Reference: Minutes of 21 June 2005 (Paragraph 16)]

13 Urgent Business

There were no items of urgent business.