

EAST KILBRIDE AREA COMMITTEE

Minutes of meeting held in the Council Chamber, Civic Centre, East Kilbride on 8 June 2005

Chair:

Councillor Bill McNab

Councillors Present:

Tony Carlin, Stewart Crawford, Gerry Docherty, Carol Hughes, Hector Macdonald, Anne Maggs, James Malloy (Depute), Michael McCann, Alice Marie Mitchell, Graham Scott, Jim Wardhaugh

Councillors' Apologies:

Jim Daisley, Jim Docherty, Edward McAvoy, John McGuinness

Attending:

Corporate Resources

S McLeod, Administration Officer; L Wyllie, Administration Assistant

Education Resources

E Banks, Headteacher, Strathaven Academy; B Biagini, Head of Learning Community; D Forrest, Head of Learning Community; G O'Hanlon, Headteacher; St Kenneth's Primary School; P McGarry, Headteacher, Our Lady of Lourdes Primary School; A Stoner, Headteacher, Kitch School

Enterprise Resources

L Campbell, Planning Officer; G Morrison, Divisional Engineer, Roads (East Kilbride); T Meikle, Area Manager, Planning and Building Control (East Kilbride)

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Malloy	Community Grant Application (EK/78/05) Strathaven Rainbow Disabled Social Club	Chairman of organisation
Wardhaugh	Community Grant Application (EK/56/05) St Leonards' Lunch Club	Previous involvement in sourcing funding for organisation

2 Minutes of Previous Meeting

The minutes of the meeting of the East Kilbride Area Committee held on 11 May 2005 were submitted for approval as a correct record.

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

3 Application EK/04/0718 - Formation of Timber Decking (Retrospective) at 58 Carnegie Hill, East Kilbride

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/04/0718 by Mr and Mrs Marshall for the formation of timber decking (retrospective) at 58 Carnegie Hill, East Kilbride.

A further letter of objection had been received in respect of the application. However, an officer advised that no new points of objection had been raised.

Councillor McNab, seconded by Councillor Malloy, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor Wardhaugh, seconded by Councillor Maggs, moved as an amendment that the application be refused. On a vote being taken by a show of hands, 2 members voted for the amendment and 10 for the motion which was declared carried.

The Committee decided: that planning application EK/04/0718 by Mr and Mrs Marshall for the formation of timber decking (retrospective) at 58 Carnegie Hill, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

4 Application EK/05/0110 - Formation of Timber Decking and Erection of Railing to Create Outdoor Seating Area (Retrospective) at The Village Tandoori, 46-50 Kirkton Park, The Village, East Kilbride

The Chair advised that this item of business had been withdrawn.

The Committee decided: to note the position.

5 Application EK/05/0122 - Erection of 2 Detached Houses at Arrotshole Farm, Arrotshole Road, East Kilbride

A report dated 24 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0122 by A Crooks for the erection of 2 detached houses at Arrotshole Farm, Arrotshole Road, East Kilbride.

The Committee decided: that planning application EK/05/0122 by A Crooks for the erection of 2 detached houses at Arrotshole Farm, Arrotshole Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

6 Application EK/05/0129 - Erection of Side and Rear Extension at 16 Middlefield, East Kilbride

A report dated 19 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0129 by D McGregor for the erection of a side and rear extension at 16 Middlefield, East Kilbride.

The Committee decided: that planning application EK/05/0129 by D McGregor for the erection of a side and rear extension at 16 Middlefield, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

7 Application EK/05/0147 - Erection of Single Storey Side Extension at 78 Raeburn Avenue, East Kilbride

A report dated 18 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0147 by G Cormack for the erection of a single storey side extension at 78 Raeburn Avenue, East Kilbride.

The Committee decided: that planning application EK/05/0147 by G Cormack for the erection of a single storey side extension at 78 Raeburn Avenue, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

8 Application EK/05/0170 - Erection of 2 Storey Side Extension at 4 Tay Grove, East Kilbride

A report dated 23 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0170 by Mr and Mrs McLean for the erection of a 2 storey side extension at 4 Tay Grove, East Kilbride.

The Committee decided: that planning application EK/05/0170 by Mr and Mrs McLean for the erection of a 2 storey side extension at 4 Tay Grove, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

9 Application EK/05/0201 - Erection of 2 Storey Extension at 51 Fairlie, East Kilbride

A report dated 19 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0201 by Mr and Mrs Macartney for the erection of a 2 storey extension at 51 Fairlie, East Kilbride.

The Committee decided: that planning application EK/05/0201 by Mr and Mrs Macartney for the erection of a 2 storey extension at 51 Fairlie, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

10 Application EK/05/0205 - Erection of 2 Storey Rear Extension at 3 Durban Avenue, East Kilbride

A report dated 10 May 2005 by the Executive Director (Enterprise Resources) was submitted on planning application EK/05/0205 by V Ha for the erection of a 2 storey rear extension at 3 Durban Avenue, East Kilbride.

The Committee decided: that planning application EK/05/0205 by V Ha for the erection of a 2 storey rear extension at 3 Durban Avenue, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

11 Community Grant Applications

A report dated 23 May 2005 by the Executive Director (Corporate Resources) was submitted on applications for community grant.

The Committee decided: that community grants be awarded as follows:-

- (a) Applicant: The Golden Nuggets, East Kilbride (EK/33/05)
Purpose of Grant: Transport costs and equipment
Amount Awarded: £200
- (b) Applicant: Busy Bee Playgroup, East Kilbride (EK/52/05)
Purpose of Grant: Outing and equipment
Amount Awarded: £250
- (c) Applicant: East Church Strathaven Guild (EK/53/05)
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (d) Applicant: National Schizophrenia Fellowship (Scotland) East Kilbride Group (EK/54/05)
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (e) Applicant: Over 50's Club, East Kilbride (EK/55/05)
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (f) Applicant: St Leonards' Lunch Club, East Kilbride (EK/56/05)
Purpose of Grant: Specialist transport costs
Amount Awarded: £250

Councillor Wardhaugh, having declared an interest in the above application, withdrew from the meeting during its consideration

- (g) Applicant: Avondale Social Club, Strathaven (EK/57/05)
Purpose of Grant: Outing
Amount Awarded: £200
- (h) Applicant: The Murray Ladies' Bowling Club, East Kilbride (EK/58/05)
Purpose of Grant: Outing
Amount Awarded: £200
- (i) Applicant: Strathaven in Bloom (EK/62/05)
Purpose of Grant: Equipment
Amount Awarded: £300
- (j) Applicant: East Kilbride Highlanders' Ceilidh Dance Club (EK/63/05)
Purpose of Grant: Equipment
Amount Awarded: £250
- (k) Applicant: Strathaven Parent and Toddler Group, Strathaven (EK/64/05)
Purpose of Grant: Outing
Amount Awarded: £80

- (l) Applicant: East Kilbride Arthritis Care (EK/69/05)
Purpose of Grant: Transport costs
Amount Awarded: £200
- (m) Applicant: McKillop Residents', Carers' and Friends' Group, East Kilbride (EK/70/05)
Purpose of Grant: Equipment
Amount Awarded: £300
- (n) Applicant: East Kilbride Table Tennis Club (EK/71/05)
Purpose of Grant: Equipment
Amount Awarded: £250
- (o) Applicant: Westwood Parish Church Men's Fellowship, East Kilbride (EK/72/05)
Purpose of Grant: Outing
Amount Awarded: £200
- (p) Applicant: 7 Lochs Residents' and Neighbourhood Watch Association, East Kilbride (EK/73/05)
Purpose of Grant: Outing
Amount Awarded: £200
- (q) Applicant: Westwood Parish Guild, East Kilbride (EK/74/05)
Purpose of Grant: Outing
Amount Awarded: £200
- (r) Applicant: St Andrew's Court Tenants' Social Club, East Kilbride (EK/75/05)
Purpose of Grant: Outing
Amount Awarded: £200
- (s) Applicant: The Salvation Army, East Kilbride (EK/77/05)
Purpose of Grant: Equipment
Amount Awarded: £200
- (t) Applicant: Strathaven Rainbow Disabled Social Club (EK/78/05)
Purpose of Grant: Specialist transport costs and entrance fees
Amount Awarded: £300

Councillor Malloy, having declared an interest in the above application, withdrew from the meeting during its consideration

- (u) Applicant: Strathaven Explorer Scouts (EK/79/05)
Purpose of Grant: Equipment
Amount Awarded: £200

12 Twinning Grant Application - Quicksilver Line Dancers

A report dated 23 May 2005 by the Executive Director (Corporate Resources) was submitted on an application by Quicksilver Line Dancers for a twinning travel grant which had been assessed as meeting the relevant criteria. The purpose of the grant was for a social and cultural exchange involving 10 visitors between East Kilbride and Ballerup, Denmark from 9 to 13 June 2005.

The Committee decided:

- (1) that a twinning travel grant of £350 be awarded to Quicksilver Line Dancers for a social and cultural exchange to Ballerup, Denmark from 9 to 13 June 2005; and
- (2) that the Executive Director (Corporate Resources), in consultation with the Chair or Depute, be authorised to vary the awards, if necessary, to take account of the final number of participants involved in the twinning link.

Councillor Hughes left the meeting after consideration of the above item

13 Her Majesty's Inspectorate of Education Report - Kittoch School, East Kilbride

A report dated 16 May 2005 by the Executive Director (Education Resources) was submitted on the key points made by Her Majesty's Inspectorate of Education (HMIE) on the inspection of Kittoch School, East Kilbride.

The inspection of Kittoch School, East Kilbride had taken place in November 2004. Education Resources' employees would ensure that the recommendations contained within the report were followed up and that appropriate support was made available to the school.

The Headteacher spoke on key aspects of the report.

The Committee decided: that the report be noted.

14 Her Majesty's Inspectorate of Education Report - Our Lady of Lourdes Primary School, East Kilbride

A report dated 8 May 2005 by the Executive Director (Education Resources) was submitted on the key points made by Her Majesty's Inspectorate of Education (HMIE) on the inspection of Our Lady of Lourdes Primary School, East Kilbride.

The inspection of Our Lady of Lourdes had taken place in January 2005. Education Resources' employees would ensure that the recommendations contained within the report were followed up and that appropriate support was made available to the school.

The Headteacher spoke on key aspects of the report.

The Committee decided: that the report be noted.

15 Her Majesty's Inspectorate of Education Report - St Kenneth's Primary School, East Kilbride

A report dated 8 May 2005 by the Executive Director (Education Resources) was submitted on the key points made by Her Majesty's Inspectorate of Education (HMIE) on the inspection of St Kenneth's Primary School, East Kilbride.

The inspection of St Kenneth's Primary School had taken place in January 2005. Education Resources' employees would ensure that the recommendations contained within the report were followed up and that appropriate support was made available to the school.

The Headteacher spoke on key aspects of the report.

The Committee decided: that the report be noted.

16 Follow - Through Report on Inspection of Strathaven Academy

A report dated 12 May 2005 by the Executive Director (Education Resources) was submitted on action taken on key points made by Her Majesty's Inspectorate of Education (HMIE) following the inspection undertaken at Strathaven Academy in October 2002.

The previous practice of HMIE producing a follow-up report after its initial inspection report had now ceased. The Council was now responsible, where it could demonstrate the capacity for improvement to HMIE, for preparing and publishing follow-through reports in an agreed format.

At its meeting on 18 November 2003, the Education Resources Committee had agreed the format for the follow-through reports and that the reports would be submitted to the appropriate Area Committee.

The Committee decided: that the report be noted.

[Reference: Minutes of 12 March 2003 (Paragraph 4)]

Order of Business - this item of business was dealt with prior to Item 15 relating to the HMIE Report on St Kenneth's Primary School, East Kilbride

17 Urgent Business

There were no items of urgent business.



Report

Report to:	East Kilbride Area Committee
Date of Meeting:	6 July 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0252
Planning Proposal:	Formation of pitched roof to garage

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Ian Traill
- Location : 9 Cherrytree Place
Strathaven

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission (subject to Conditions – based on attached conditions)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 – Development Control
General

- ◆ Representation(s):
 - ▶ 1 Objection Letter

- ◆ Consultation(s):

None

1 Application Site

- 1.1** The application relates to a detached two storey house on Cherrytree Place in the northern side of Strathaven. The site is bounded on all sides by residential properties. Access to the site is via Cherrytree Place

2 Proposal(s)

- 2.1** This is a detailed planning application for the formation of a pitched roof to the existing garage. The garage is located to the front of the property and is attached to the front elevation of the house. The garage currently incorporates a flat roof which is finished in felt. The proposed roof would be finished in concrete roof tiles. The applicant also intends to finish the front gable with UPVC.

3 Background

3.1 Local Plan Status

The application site is identified as within a residential area of Strathaven in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DEV1 and SLP6 House Extensions in the East Kilbride Local Plan.

4 Consultation(s)

- 4.1** No consultations were required in respect of this application.

5 Representation(s)

- 5.1** Following neighbour notification one letter of objection was received. The grounds of objection are summarised below:

(a) The proposal is out of character with the rest of the development and surrounding properties.

Response: The garages in the immediate area have flat roofs. However, the guidance notes contained within Policy SLP6 state that garage roofs should be pitched or of the same style as the house. I am satisfied that the proposed roof will be acceptable in terms of its design and materials and will be in keeping with the house and development in the surrounding area.

(b) The proposal will overshadow and reduce the amount of light reaching the property.

Response: Due to the orientation of the property it is considered that the proposed roof will not overshadow or reduce the amount of light to the adjacent house to the extent that the owners amenity will be adversely affected.

(c) A similar structure was erected on this property several years ago and was subsequently removed.

Response: The Council has no record of this alteration. However, it is considered that this matter is not relevant to the assessment of the current application.

6 Assessment and Conclusions

- 6.1** The determining issue that requires to be addressed in respect of this application is compliance with local plan policy.
- 6.2** In terms of the adopted East Kilbride and District Local Plan the proposal can be assessed against Policies DC1 and SLP6 – Development Control General. Both

6 July 2005

policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.

6.3 Having assessed the application I am satisfied that the scale, design and materials of the garage roof is acceptable and that the garage will be in keeping with development in the surrounding area. Given the orientation of the site it is considered that there will be no adverse impact on adjacent properties in terms of overshadowing or loss of daylight.

6.4 In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the adopted East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart

Executive Director (Enterprise Resources)

20 June 2005

Previous References

♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
None

- ▶ Representations

Representation from : John Kinnell, 11 Cherrytree Place
Strathaven
ML10 6JG, DATED 20/04/05

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Jim Blake, Planning Officer

Ext 6315 (Tel :01355 806315)

E-mail: Enterprise.ek@southlanarkshire.gov.uk

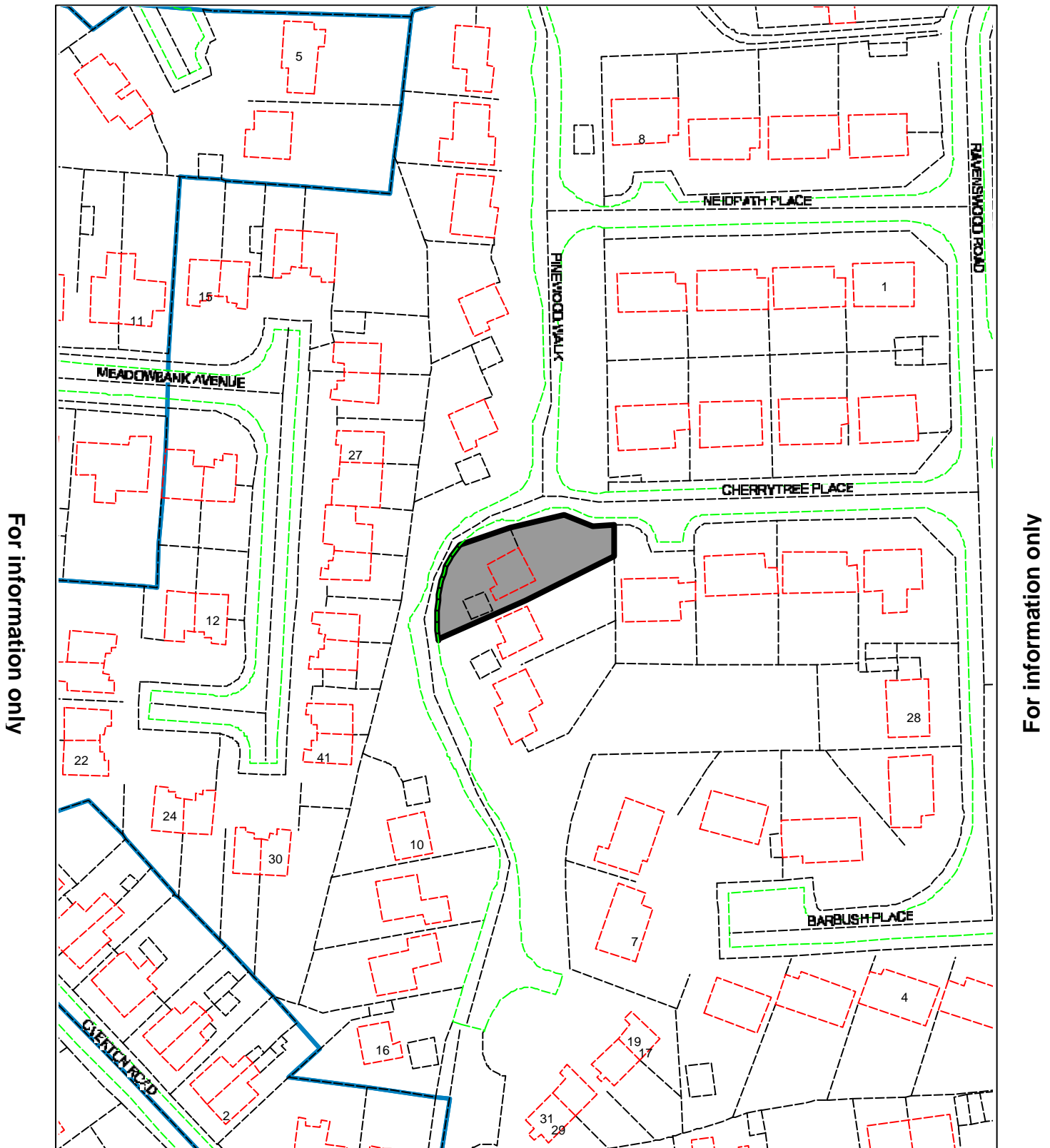
PAPER APART – APPLICATION NUMBER : EK/05/0252

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the roof of the garage hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.



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Report

Report to:	East Kilbride Area Committee
Date of Meeting:	6 July 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0258
Planning Proposal:	Erection of extension and front porch

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs S Jamieson
- Location : 10 Quarry Park
The Murray
East Kilbride

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

(1) Grant Detailed Planning Permission (Subject To Conditions)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: BM Design
- ◆ Council Area/Ward: 23 Headhouse
- ◆ Policy Reference(s): (Adopted)Policy RES 5 – Residential Amenity

- ◆ Representation(s):
 - ▶ 1 Objection Letter

- ◆ Consultation(s):

None

1 Application Site

- 1.1** The application relates to a two storey end terrace house on Quarry Park in the Murray area of East Kilbride. The site is bounded to the north, south east and west by residential properties.

2 Proposal(s)

- 2.1** This is a detailed planning application for the erection of a single storey extension to the rear elevation of the property which would provide approximately 23 square metres of additional floor space at the rear and 7 square metres at the front of the existing house. The rear extension would extend 3.6 metres beyond the existing elevation of the house and would incorporate a mono pitched roof with 2 windows and patio doors on the rear elevation. The front porch extends approximately 2 metres beyond the existing front elevation and would incorporate 2 windows to the front, a window to one side and a door on the other side elevation. The proposed materials are UPVC windows, concrete roof tiles and roughcast walls all to match the existing house. The proposed accommodation comprises a toilet, entrance porch and family room.

3 Background

- 3.1** The application site is identified as within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC 1 and SLP6 - Development Control General.

4 Consultation(s)

- 4.1** No consultations were carried out in respect of this application.

5 Representation(s)

- 5.1** Following statutory neighbour notification procedures one letter of objection was received in respect of this application. The grounds of objection are summarised below:

(a) The site plan, site boundary and rear elevation plans are incorrect.

Response: There was an error in the plans originally submitted. However, when this was brought to the agents attention, this was rectified and I am satisfied that the plans now show the correct boundary.

(b) There will be a loss of residential amenity due to overshadowing and overlooking windows.

Response: I am satisfied that because of the proposed projection and the level differences at the site overshadowing will not occur at a level that would incur the loss of amenity. I would not consider the proposal to have a direct effect on the outlook of the neighbouring property and that there will be no detrimental privacy issues.

(c) The proposed development will present infrastructure problems with a retaining wall.

Response: Any structural issues will be addressed in the assessment of the building warrant application.

(d) That a copy of the location plan was not attached to the neighbour notification.

Response: This was brought to the attention of the agent and was explained as an oversight. However, the objectors visited the council offices to view the drawings. They also viewed the location plan at that time.

(e) The proposal may be contrary to South Lanarkshire Plan or an unacceptable scale with regards to the built environment, garden size and loss of amenity.

Response: I am satisfied that the proposal is not contrary to South Lanarkshire Planning policy both in terms of loss of amenity and the effect on the immediate built environment. More than 50% of the garden would remain after development, therefore the proposal meets the requirements of the Council policy relating to garden ground.

6 Assessment and Conclusions

6.1 The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.

6.2 In terms of the adopted East Kilbride and District Local Plan the application can be assessed against Policies DC1 and SLP6 – Development Control General. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.

6.3 It is considered that the scale and design of the extension is acceptable, that it will not dominate adjacent properties to the extent that their amenity will be adversely affected and that the extended house will be in keeping with dwellings in the surrounding area.

6.4 In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

20 June 2005

Previous References

♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
- None

East Kilbride Area Committee

6 July 2005

► Representations

Representation from : Gerard McGadey, 8 Quarry Park
Murray, East Kilbride
G75 0EE, DATED 15/04/05

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Evelyn-Ann Stewart, Planning Officer

Ext 6315 (Tel :01355 806315)

E-mail: Enterprise.ek@southlanarkshire.gov.uk

PAPER APART – APPLICATION NUMBER : EK/05/0258

CONDITIONS

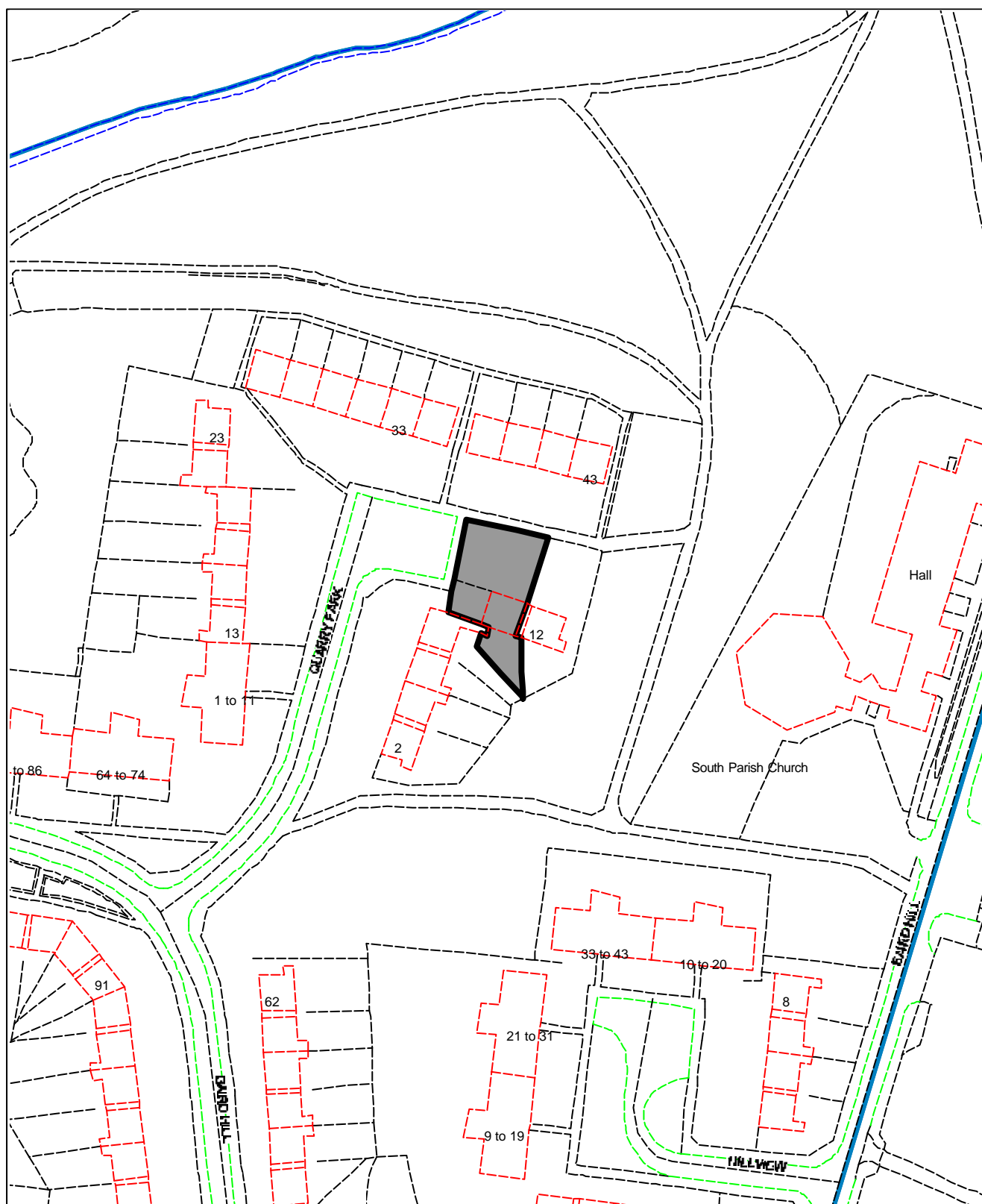
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roofs of the extension and porch hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.

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Report

Report to:	East Kilbride Area Committee
Date of Meeting:	6 July 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0304
Planning Proposal:	Erection of extension to side and rear of house

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr A Baxter
- Location : 4 Rowan Walk
Strathaven

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed Planning Permission (subject to conditions – based on the attached conditions)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: The Remarkable Development Company
- ◆ Council Area/Ward: 32 Avondale South
- ◆ Policy Reference(s): East Kilbride and District Local
Plan (Adopted)
Policies DC1 and SLP6 – Development Control
General

- ◆ Representation(s):
 - ▶ 1 Objection Letter

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

1 Application Site

The application site relates to a semi detached two storey house on Rowan Walk on the western side of Strathaven. The site is bounded on all sides by residential properties except to the south where it is directly bounded by amenity open space and adjacent residential properties. Access to the site is from a lane at the rear of the property.

2 Proposal(s)

2.1 This is a detailed planning application for the erection of a one and a half storey extension to the side and rear elevations of the property and is an amendment to a previous application. The extension would provide approximately 45 square metres of additional floorspace to the existing building and would extend approximately 1.57 metres beyond the side elevation of the dwellinghouse and approximately 2.93 metres beyond the rear elevation. A gap of approximately 1 metre would be maintained between the extension and the adjacent property on the western boundary and approximately 0.05 metres between the extension and the property on the eastern boundary.

2.2 The proposed side extension would incorporate a pitched roof and would carry through the line of the eaves of the existing house. A new dormer would be erected on the front elevation of the house and the existing dormer to the rear would be extended. The extension would be finished with timber windows, concrete roof tiles and rendered and brick walls all to match the existing house. The proposed accommodation comprises a new conservatory and study with an extended kitchen and dining area on the ground floor and an extended bedroom and new bedroom on the upper floor.

3 Background

3.1 Local Plan Status

The application site is identified as within a residential area of Strathaven in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC 1 and SLP6 - Development Control General.

3.2 Planning Background

An application was submitted for the erection of an extension to the side and rear of the dwellinghouse (EK/05/0018). The application was later withdrawn due to concerns raised by the Planning Service in relation to the scale and massing of the two storey extension to the rear of the house.

4 Consultation(s)

4.1 Roads and Transportation Services – have no objection to the proposal subject to the driveway being surfaced, sealed and trapped.

Response: Noted and any consent granted will be conditioned to this effect (Condition 4).

5 Representation(s)

5.1 Following statutory neighbour notification procedures one letter of objection was received in respect of this application. The grounds of objection are summarised below:

- (a) **The existing ridge of the roof would slope beyond the current building line by 3 metres. The proposed roof line, with 2 roof lights, would have a significant impact on the visual appearance of the property and would be completely out of keeping with the existing house and surrounding properties.**

Response: As discussed, this application is an amendment to a previous proposal which was withdrawn due to concerns raised by the Planning Service in relation to the massing of the two storey extension to the rear of the house. It is considered that this amendment is a significant improvement to the original scheme and that the rear extension is acceptable in terms of its scale and design.

- (b) **The scale of the extension is disproportionate to the existing house, particularly at upper floor level.**

Response: It is considered that the extension is acceptable in terms of its height, width and bulk. I am also satisfied that the extension will be in proportion to the existing house and in keeping with dwellings in the surrounding area.

- (c) **The proposed use of materials on the upper floor would not be consistent with the existing materials. Previous conditions imposed by the Planning Authority requiring the use of matching materials have been upheld by the Scottish Executive when challenged through the appeal system.**

Response: The proposed materials for the extension are concrete roof tiles and rendered walls. As the application site is located outwith the Strathaven Conservation Area and the materials would match those of the existing house they are considered to be acceptable.

- (d) **The proposed extension will significantly overshadow the property at 2 Rowan Walk.**

Response: It is accepted that the proposal will result in a degree of overshadowing to the garden ground of the above property. However, as the rear extension would be north facing it is my opinion that any loss of sunlight or overshadowing caused will be minimal and will not adversely affect neighbouring properties.

- (e) **The applicant would have to gain access to the property at 2 Rowan Walk to construct the extension. The applicant would also have to remove roof tiles of the adjacent property and a communally owned boundary fence.**

Response: The above issues are legal matters which would have to be resolved between the two parties concerned. However, an advisory note will be attached to any consent granted stating that the applicant requires consent from the owners of the above property to remove any fence, where it involves shared ownership, and to enter their property for construction or maintenance purposes.

6 Assessment and Conclusions

- 6.1** The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.

- 6.2** In terms of the adopted East Kilbride and District Local Plan the application can be assessed against Policies DC1 and SLP6 – Development Control General. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.

6 July 2005

- 6.3** It is considered that the width, height and bulk of the extension is in proportion to the existing house and will not dominate adjacent properties to the extent that their amenity will be adversely affected. It is also considered that the extended house will not be too large in relation to the area of its plot. As the extension is to be finished in materials which are compatible with the existing house I am satisfied that the extended house will not be out of keeping with dwellings in the surrounding area.
- 6.4** In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart

Executive Director (Enterprise Resources)

20 June 2005

Previous References

- ◆ None

List of Background Papers

- ◆ Application Form
- ◆ Application Plans

- ◆ Consultations
 - Roads and Transportation Services (East Kilbride) 10/06/05

- ◆ Representations
 - Representation from : Christine E Jess, 2 Rowan Walk
Strathaven, Lanarkshire
ML10 6HH, DATED 10/06/05

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Jim Blake, Planning Officer

Ext 6315(Tel :01355 806315)

E-mail: Enterprise.ek@southlanarkshire.gov.uk

PAPER APART – APPLICATION NUMBER : EK/05/0304

CONDITIONS

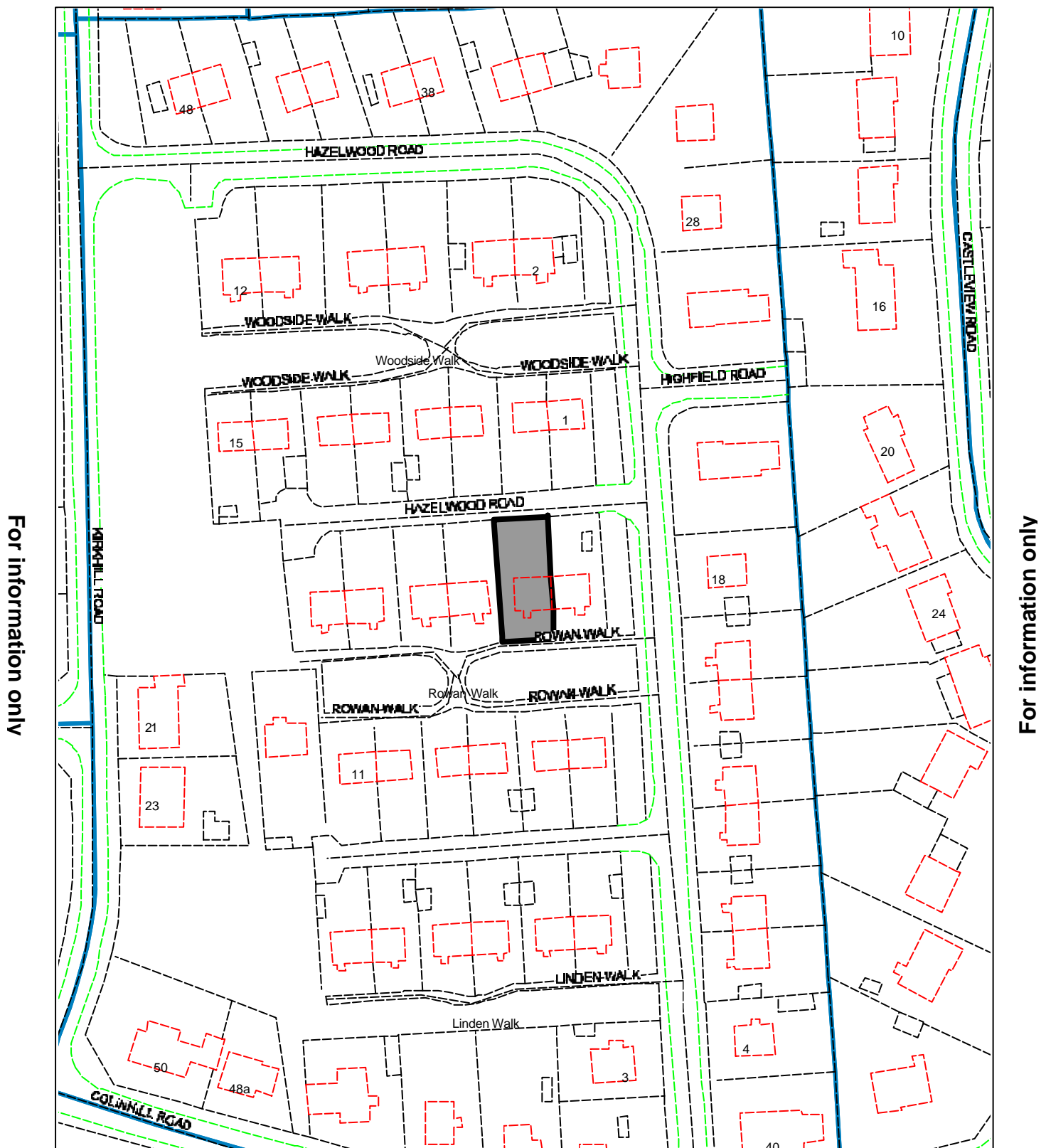
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.
- 4 That before the extension hereby approved is completed or brought into use, the existing driveway within the site shall be formed in hardstanding, sealed and trapped to the satisfaction of the Council as Planning and Roads Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 To prevent deleterious material being carried into the highway,

ADVISORY NOTE

The applicant is advised that they require the consent from the owners of the property at 2 Rowan Walk to remove any fence, where it involves shared ownership, and to enter their property for construction or maintenance purposes.



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Report

Report to:	East Kilbride Area Committee
Date of Meeting:	6 July 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0313
Planning Proposal:	Erection of extension to side of house

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Andrew Proctor
- Location : 15 Kronborg Way
Whitehills
East Kilbride

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed Planning Permission (subject to conditions – based on the attached conditions)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 26 Whitehills
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 – Development Control General
- ◆ Representation(s):
 - ▶ 1 Objection Letter
- ◆ Consultation(s):
Roads and Transportation Services (East Kilbride)

1 Application Site

- 1.1** The application site relates to an end terrace split level two storey house on Kronborg Way in the Whitehills area of East Kilbride. The site is located within a residential area and is bounded to the north, east and west by amenity open space and adjacent residential properties and to the south by a residential property. Access to the site is via a driveway off Kronborg Way.

2 Proposal(s)

- 2.1** This is a detailed planning application for the erection of a two storey extension to the side and rear elevations of the property which would provide approximately 69 square metres of additional floorspace to the existing building. The extension would project approximately 3.95 metres beyond the side elevation of the house. It would also extend approximately 1.2 metres beyond the existing rear elevation of the house at ground floor level and by an additional 4.45 metres at upper floor level.
- 2.2** The extension would incorporate a mono pitch roof which would be hipped on the front elevation and would include two velux windows on the side elevation. The extension would be finished with UPVC windows, concrete roof tiles and render and timber walls all to match the existing house. The proposed accommodation comprises a lounge and bedroom on the ground floor and a bedroom with en suite bathroom on the upper floor.

3 Background

- 3.1** The application site is identified as within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC 1 and SLP6 - Development Control General.

4 Consultation(s)

- 4.1** **Roads and Transportation Services** – have no objection to the proposal subject to conditions requiring the provision of three car parking spaces within the curtilage of the house.
Response: Noted and any consent granted will be conditioned to this effect (Conditions 4 & 5).

5 Representation(s)

- 5.1** Following statutory neighbour notification procedures one letter of objection was received in respect of this application. The grounds of objection are summarised below:
- (a) The proposed extension will considerably change the kerb appearance of the three adjoining houses and will result in the owners of the adjacent property facing a blank wall when they open their front door.**
Response: Whilst the proposed extension will alter the appearance of the existing terrace I am satisfied that the extension is acceptable in terms of its scale, design and materials. Also, that the extended house will be in keeping with the dwellings in the surrounding area.
- (b) The extension will project 1.2 metres from the rear elevation of the house and will restrict the view from the adjacent property at 17 Kronborg Way.**

Response: Whilst loss of view is not a valid planning consideration I am satisfied that the outlook of the adjacent property will not be adversely affected to any significant degree.

- (c) **In discussions with the applicant it was agreed that the bathroom window shown on the submitted drawings would not be included.**

Response: The upper floor bathroom window is considered to be acceptable and any consent granted will include a condition which states that this window shall be constructed in obscure glazing (Condition 6).

- (d) **The lawn at the front of the terrace is a shared area which could be used for the storage of building materials and equipment.**

Response: A condition will be attached to any consent granted stating that no materials shall be stored outwith the application site (Condition 7).

- (e) **The proposal is a major project which could either take a long time to finish or be left incomplete. With virtually no time limit for completion there are concerns that there will be a potentially dangerous area very close to the main pavement leading to other houses in Kronborg Way.**

Response: Whilst no time limit would be imposed for the completion of the development, a building warrant would also be required for the extension. As such, the site would be monitored by the Planning and Building Control Service and the applicant would have to comply with normal health and safety issues.

6 Assessment and Conclusions

- 6.1 The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.
- 6.2 In terms of the adopted East Kilbride and District Local Plan the application can be assessed against Policies DC1 and SLP6 – Development Control General. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.
- 6.3 It is considered that the scale, design and materials of the extension is acceptable and that the extended house will be in keeping with dwellings in the surrounding area. It is also considered that the extended house will not be too large in relation to the area of its plot. Furthermore, I am satisfied that the extended house will not dominate adjacent properties to the extent that their amenity will be adversely affected particularly through loss of daylight or loss of privacy.
- 6.4 In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

20 June 2005

Previous References

- ◆ None

List of Background Papers

- ◆ Application Form
- ◆ Application Plans
- ◆ Consultations
Roads and Transportation Services (East Kilbride) 02/06/05
- ◆ Representations
Representation from : James Bannon, 17 Kronborg Way
Whitehills, East Kilbride
G75 0BN, DATED 10/06/05

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Jim Blake, Planning Officer

Ext 6315 (Tel :01355 806315)

E-mail: Enterprise.ek@southlanarkshire.gov.uk

PAPER APART – APPLICATION NUMBER: EK/05/0313

CONDITIONS

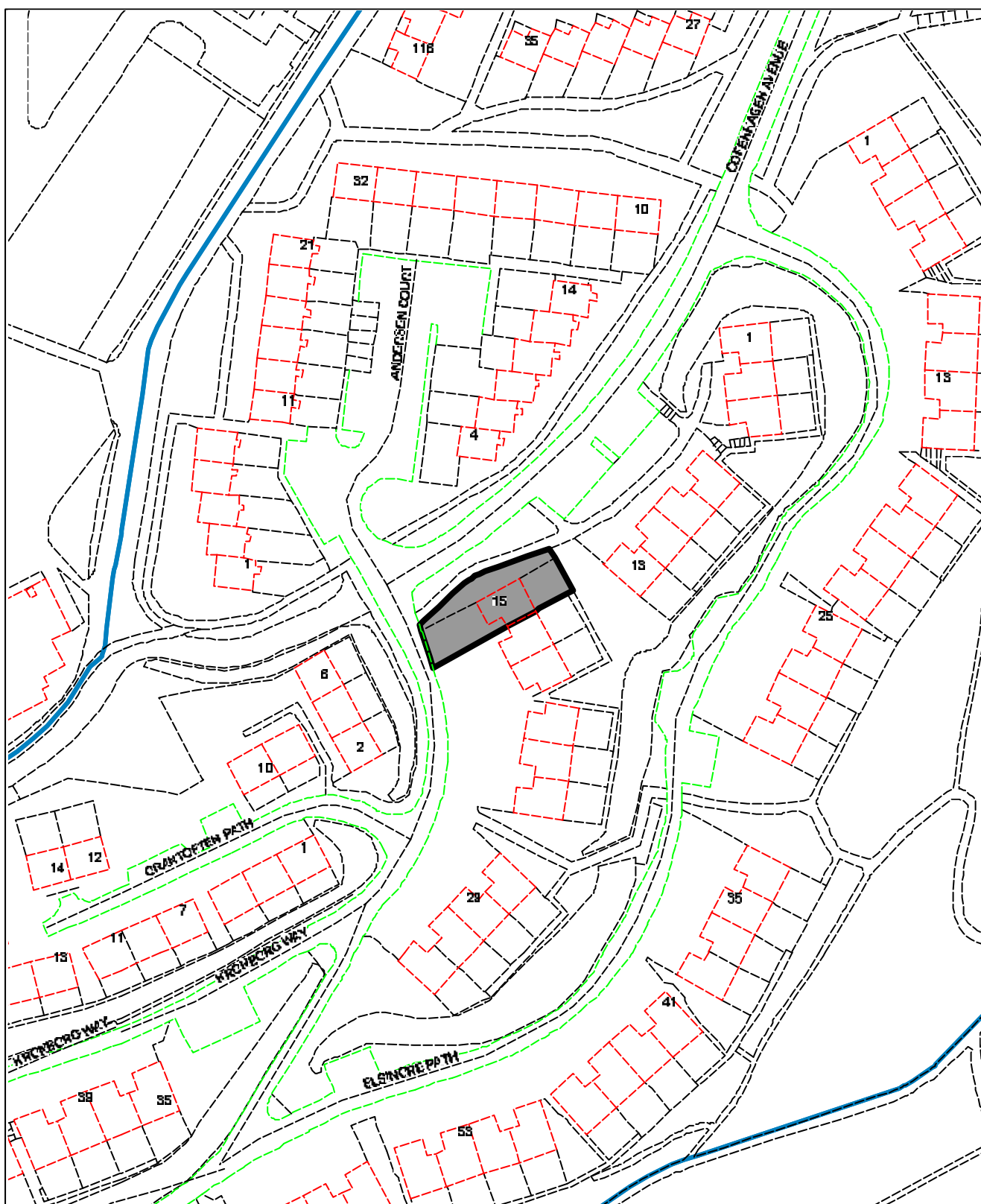
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.
- 4 That before development starts, a detailed plan at a scale 1:100 or 1:200 showing the formation of a total of three parking spaces (comprising three 5 metre x 2.75 metre modules) within the curtilage of the dwellinghouse shall be submitted to and approved by the Council as Planning Authority.
- 5 That before the extension hereby approved is completed or brought into use, all of the parking spaces required under Condition 4 above shall be laid out and constructed to the satisfaction of the Council.
- 6 That the upper floor windows on the south elevation of the extension hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.
- 7 That no materials shall be stored outwith the application site.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 These details have not been submitted or approved.
- 5 To ensure the provision of adequate parking facilities within the site.
- 6 In the interests of amenity.
- 7 To safeguard the amenity of the area.

For information only

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Report

Report to:	East Kilbride Area Committee
Date of Meeting:	6 July 2005
Report by:	Executive Director (Corporate Resources)

Subject:	Community Grant Applications
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval of the allocation of community grants to 14 community groups in the East Kilbride area.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

(1) that community grants be awarded as follows:-

- (a) Applicant: Lanarkshire Ace, East Kilbride (*EK/44/05*)
Amount Requested: £975
Purpose of Grant: Outing, entrance fees and equipment
Amount Awarded: £300
- (b) Applicant: East Kilbride and District Dementia Carers Group (*EK/59/05*)
Amount Requested: £998
Purpose of Grant: Equipment
Amount Awarded: £400
- (c) Applicant: Plover Sheltered Housing Residents Association, East Kilbride (*EK/61/05*)
Amount Requested: £800
Purpose of Grant: Outing
Amount Awarded: £200
- (d) Applicant: The Red Deer Centre Sequence Dance Club, East Kilbride (*EK/65/05*)
Amount Requested: £900
Purpose of Grant: Outing
Amount Awarded: £200

- (e) Applicant: Whitemoss Federations of Bowling Club, East Kilbride (*EK/66/05*)
Amount Requested: £850
Purpose of Grant: Equipment
Amount Awarded: £200
- (f) Applicant: West Mains Church of Christ Youth Club, East Kilbride (*EK/76/05*)
Amount Requested: £900
Purpose of Grant: Equipment
Amount Awarded: £200
- (g) Applicant: Hob Nob Senior Citizens Club, East Kilbride (*EK/82/05*)
Amount Requested: £300
Purpose of Grant: Transport costs
Amount Awarded: £200
- (h) Applicant: East Kilbride Friendship Club (*EK/83/05*)
Amount Requested: £700
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (i) Applicant: St Bryde Lane Association, East Kilbride (*EK/84/05*)
Amount Requested: £400
Purpose of Grant: Start-up costs
Amount Awarded: £250
- (j) Applicant: Our Lady of Lourdes Bowling Club, East Kilbride (*EK/85/05*)
Amount Requested: £300
Purpose of Grant: Transport costs
Amount Awarded: £200
- (k) Applicant: 6th East Kilbride Boys Brigade Company (*EK/86/05*)
Amount Requested: £350
Purpose of Grant: Special event
Amount Awarded: £200
- (l) Applicant: Strathaven Bowling Club (*EK/88/05*)
Amount Requested: £810
Purpose of Grant: Equipment
Amount Awarded: £200
- (m) Applicant: John Struthers Nature Area, East Kilbride (*EK/89/05*)
Amount Requested: £200
Purpose of Grant: Publicity costs
Amount Awarded: £150

- (n) Applicant: Claremont Parish Ladies' Circle, East Kilbride
(EK/90/05)
Amount Requested: £450
Purpose of Grant: Transport costs
Amount Awarded: £200

3. Background

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited continually through the year.

4. Employee Implications

- 4.1. None

5. Financial Implications

- 5.1. The current position of the community grant allocation for the East Kilbride Area in 2005/2006 is as follows:-

Total allocation	£52,000
Grants allocated so far	£24,390
Community Grants recommended in this report	£3,150
Remaining balance	£24,460

6. Other Implications

- 6.1. None

7. Consultation

- 7.1. All the necessary consultation with the community groups has taken place.

Alan Cuthbertson
Executive Director (Corporate Resources)

21 June 2005

Link(s) to Council Objectives

- ## ◆ Supporting our Communities

Previous References

None

List of Background Papers

- ◆ Individual application forms

East Kilbride Area Committee
6 July 2005

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Angela Norris, Administration Assistant

Ext: 4149 (Tel: 01698 454149)

E-mail: angela.norris@southlanarkshire.gov.uk



Report

Report to:	East Kilbride Area Committee
Date of Meeting:	6 July 2005
Report by:	Executive Director (Corporate Resources)

Subject:	Twinning Grant Application – East Kilbride Gymnastics Club
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1. Purpose of Report

1.1 The purpose of the report is to:-

- ? obtain formal approval of a twinning grant application by East Kilbride Gymnastics Club for a twinning travel grant for a sporting and social exchange between East Kilbride and Ballerup which has been assessed as meeting the relevant criteria

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that a twinning travel grant of £1,025 be awarded to East Kilbride Gymnastics Club for a sporting and social exchange to Ballerup, Denmark between 30 July and 5 August 2005
- (2) that the Executive Director (Corporate Resources), in consultation with the Chair and/or Depute Chair, be authorised to vary the awards to take account of the final number of participants involved in the twinning links

3. Background

3.1. At its meeting on 1 February 2000, the Corporate Resources Committee agreed that:-

- ? twinning grants for travel would remain at £45 for people aged 26 years and under and £25 or all others
- ? hosting grants would be £20 per visitor to local groups
- ? grants would only be available for visits between the Council's twin towns
- ? all requests would be submitted to the relevant Area Committee for approval

4. Criteria for Twinning Travel/Hosting Grants

4.1. Organisations applying for funding to participate in an exchange should meet the following criteria:-

- ? well established bona fide organisations, properly constituted with open membership
- ? bank account must be held in the name of the organisation
- ? organisation should have been in operation for at least one year
- ? non-profit making, voluntary organisation

4.2. Funding will be considered for contribution towards:-

- ? travel/insurance costs for outgoing exchanges
- ? programme of activity for visitors, incoming exchanges
- ? hosting costs (in-kind) for incoming exchanges, ie welcome pack in cases of need

5. Employee Implications

- 5.1. None

6. Financial Implications

- 6.1. A total budget allocation for 2005/06 of £9,500 has been agreed to support twinning grant applications from groups throughout South Lanarkshire.
- 6.2. The application under consideration, full details of which are contained in Appendix 1, can be funded.
- 6.3. Final numbers of participants may, however, fluctuate between the time of application and the date of travel. Authority is requested, therefore, for the Executive Director (Corporate Resources), in consultation with the Chair and/or Depute Chair, to vary the award to take account of the final number of participants involved in the twinning links.

7. Other Implications - Conditions of Twinning Travel/Hosting Grants

- 7.1. On signing the application form, groups will agree to:-
- ? act as ambassadors for their home town and conduct themselves in an appropriate manner during the exchange
 - ? spend any grant as detailed on the submitted application form
 - ? complete and return the "Monitoring and Evaluation Form" to the local Twinning Association within 28 days of each exchange visit
 - ? complete and return the "Financial Details Form" to the local Twinning Association within 28 days of the exchange
 - ? make receipts available to identified Council officers on request
- 7.2. By completing and signing the application form, the organisations are agreeing to comply with the above conditions. Failure to comply with the conditions will be dealt with accordingly and future funding applications to South Lanarkshire Council will be jeopardised.

8. Consultation

- 8.1. None

Alan Cuthbertson
Executive Director (Corporate Resources)

13 June 2005

East Kilbride Area Committee
6 July 2005

Link(s) to Council Objectives
Supporting Our Communities

Previous References
8 June 2005

List of Background Papers
East Kilbride Gymnastics Club Travel Grant application form

Contact for Further Information
If you would like to inspect the background papers or want further information, please contact:-
Evelyn Brown, Administration Officer
Ext: 4012 (Tel: 01698 454012)
E-mail: evelyn.brown@southlanarkshire.gov.uk

TWINNING GRANT APPLICATION – EAST KILBRIDE AREA COMMITTEE

MEETING ON 6 JULY 2005

Names of Groups	Dates of Visits	Type of Grants	Twin Town Link	Types of Exchange	Numbers of Participants	Grant Allocation
East Kilbride Gymnastics Club	30 July – 5 August 2005	Travel	Ballerup	Sporting and Social	20 young people 5 adults	£900 £125
					TOTAL	£1,025

