



Council Offices, Almada Street  
Hamilton, ML3 0AA

Tuesday, 03 September 2019

Dear Councillor

## **East Kilbride Area Committee**

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

**Date: Wednesday, 11 September 2019**

**Time: 14:00**

**Venue: Council Chamber, East Kilbride Civic Centre, Andrew Street, East Kilbride, G74 1AB**

The business to be considered at the meeting is listed overleaf.

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| <b>Members are reminded to bring their fully charged tablets to the meeting</b> |
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Yours sincerely

**Lindsay Freeland**  
**Chief Executive**

### **Members**

Archie Buchanan (Chair), Isobel Dorman (Depute Chair), John Anderson, Graeme Campbell, Gerry Convery, Margaret Cooper, Fiona Dryburgh, Joe Fagan, Grant Ferguson, Geri Gray, Ian Harrow, Hugh Macdonald, Monique McAdams, Gladys Miller, Graham Scott, Collette Stevenson, Jim Wardhaugh, David Watson

## BUSINESS

### 1 Declaration of Interests

- 2 **Minutes of Previous Meeting** 3 - 8  
Minutes of meeting of the East Kilbride Area Committee held on 12 June 2019 submitted for approval as a correct record. (Copy attached)

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#### Item(s) for Noting

- 3 **Education Scotland Report – Heathery Knowe Primary School and Nursery Class** 9 - 14  
Report dated 26 August 2019 by the Executive Director (Education Resources). (Copy attached)
- 4 **Education Scotland Report – St Hilary’s Primary School and Nursery Class** 15 - 22  
Report dated 27 August 2019 by the Executive Director (Education Resources). (Copy attached)

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#### Item(s) for Decision

- 5 **Application P/18/1675 - Erection of a Detached Two Storey Dwellinghouse at Plot Between 24 and 30 Todshill Street, Strathaven** 23 - 40  
Report dated 27 August 2019 by the Executive Director (Community and Enterprise Resources). (Copy attached)
- 6 **Community Grant Applications** 41 - 44  
Report dated 28 August 2019 by the Executive Director (Finance and Corporate Resources). (Copy attached)

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#### Urgent Business

- 7 **Urgent Business**  
Any other items of business which the Chair decides are urgent.

#### ***For further information, please contact:-***

Clerk Name: Stuart McLeod

Clerk Telephone: 01698 454815

Clerk Email: [stuart.mcleod@southlanarkshire.gov.uk](mailto:stuart.mcleod@southlanarkshire.gov.uk)

## EAST KILBRIDE AREA COMMITTEE

2

Minutes of meeting held in the Council Chamber, Civic Centre, East Kilbride on 12 June 2019

**Chair:**

Councillor Archie Buchanan

**Councillors Present:**

Councillor John Anderson, Councillor Gerry Convery, Councillor Isobel Dorman (Depute), Councillor Fiona Dryburgh, Councillor Joe Fagan, Councillor Gladys Miller, Councillor Graham Scott, Councillor Collette Stevenson

**Councillors' Apologies:**

Councillor Graeme Campbell, Councillor Margaret Cooper, Councillor Geri Gray, Councillor Ian Harrow, Councillor Hugh Macdonald, Councillor Monique McAdams, Councillor Jim Wardhaugh, Councillor David Watson

**Attending:**

**Finance and Corporate Resources**

S McLeod, Administration Officer

**Also Attending:**

**Public and Commercial Services Union**

S Clark, Branch President; J Davidson, Branch Vice President

**Scottish Fire and Rescue Service**

A Fairbairn, Lead Officer; D Reid, Station Manager, East Kilbride Community Fire Station

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### 1 Declaration of Interests

No interests were declared.

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### 2 Minutes of Previous Meeting

The minutes of the meeting of the East Kilbride Area Committee held on 27 March 2019 were submitted for approval as a correct record.

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

*Councillor Miller entered the meeting after this item of business*

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### 3 Playscheme Grant Applications 2019/2020

A report dated 9 May 2019 by the Executive Director (Finance and Corporate Resources) was submitted on applications for playscheme grant for 2019/2020.

The playscheme funding would allow an allocation of £600 to be made to playschemes that operated over the summer, October and Easter holiday periods with £400 for the summer period only and £100 for each of the October and Easter periods.

Travel and Freedom Passes would be allocated to those playschemes which had requested them.

**The Committee decided:** that playscheme grants be awarded as follows:-

- (a) Applicant: Special Needs Adventure Playground (SNAP) Playscheme, East Kilbride (PS/EK/1/19)  
Amount Awarded: £400
- (b) Applicant: Strathaven After School Club (PS/EK/2/19)  
Amount Awarded: £600
- (c) Applicant: East Kilbride Universal Connections (PS/EK/3/19)  
Amount Awarded: £600
- (d) Applicant: Moss Out of School Service, East Kilbride (PS/EK/4/19)  
Amount Awarded: £600
- (e) Applicant: Playcare Out of School Care, East Kilbride (PS/EK/5/19)  
Amount Awarded: £600

*[Reference: Minutes of South Lanarkshire Council of 27 February 2019 (Paragraph 3)]*

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#### **4 Community Grant Applications**

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A report dated 30 May 2019 by the Executive Director (Finance and Corporate Resources) was submitted on applications for community grants.

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

- (a) Applicant: East Kilbride Open Cattle Show Society (EK/1/19)  
Purpose of Grant: Administration and publicity costs  
Amount Awarded: £500
- (b) Applicant: Education in Retirement Class, East Kilbride (EK/2/19)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (c) Applicant: Stonehouse Women's Rural Institute (EK/3/19)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (d) Applicant: Stonehouse Senior Citizens' Pavilion Association (EK/4/19)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (e) Applicant: St Bride's Ladies' Phoenix Club, East Kilbride (EK/5/19)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (f) Applicant: Avon Angling Club, Stonehouse (EK/6/19)  
Purpose of Grant: Equipment  
Amount Awarded: £300
- (g) Applicant: University of the Third Age (U3A) in East Kilbride (EK/7/19)  
Purpose of Grant: Outing  
Amount Awarded: £200

- (h) Applicant: East Kilbride Bowling Club (*EK/8/19*)  
 Purpose of Grant: Outing, entrance fees, administration and publicity costs  
 Amount Awarded: £300
- (i) Applicant: Claremont History Club, East Kilbride (*EK/9/19*)  
 Purpose of Grant: Outing  
 Amount Awarded: £200
- (j) Applicant: Women's Royal Voluntary Service Darby and Joan Club, Strathaven (*EK/10/19*)  
 Purpose of Grant: Outing  
 Amount Awarded: £200
- (k) Applicant: Kilbryde Burns' Club, East Kilbride (*EK/11/19*)  
 Purpose of Grant: Outing  
 Amount Awarded: £200
- (l) Applicant: St Leonards Community Council, East Kilbride (*EK/12/19*)  
 Purpose of Grant: Environmental Project  
 Amount Awarded: £300
- (m) Applicant: Drumclog Kirk Guild, Strathaven (*EK/13/19*)  
 Purpose of Grant: Outing and entrance fees  
 Amount Awarded: £250
- (n) Applicant: St Leonards Rambling Club, East Kilbride (*EK/14/19*)  
 Purpose of Grant: Outing, entrance fees, administration and publicity costs  
 Amount Awarded: £450
- (o) Applicant: Hunter Ladies' Bowling Club, East Kilbride (*EK/15/19*)  
 Purpose of Grant: Outing and entrance fees  
 Amount Awarded: £250
- (p) Applicant: Brancumhall Seniors' Bowling and Recreation Club, East Kilbride (*EK/16/19*)  
 Purpose of Grant: Outing and entrance fees  
 Amount Awarded: £250
- (q) Applicant: 17<sup>th</sup> East Kilbride Guides (*EK/17/19*)  
 Purpose of Grant: Materials and entrance fees  
 Amount Awarded: £350
- (r) Applicant: Bethany Group, Strathaven (*EK/18/19*)  
 Purpose of Grant: Outing  
 Amount Awarded: £200
- (s) Applicant: The Village Centre Limited, East Kilbride (*EK/19/19*)  
 Purpose of Grant: Equipment  
 Amount Awarded: £500
- (t) Applicant: RSA Club, East Kilbride (*EK/20/19*)  
 Purpose of Grant: Outing  
 Amount Awarded: £200
- (u) Applicant: Cresta Club, Strathaven (*EK/21/19*)  
 Purpose of Grant: Outing and entrance fees  
 Amount Awarded: £250

- (v) Applicant: Claremont Parish Church Ladies' Circle, East Kilbride (*EK/22/19*)  
Purpose of Grant: Outing  
Amount Requested: £200
- (w) Applicant: Claremont Church Good Companions' Club, East Kilbride (*EK/25/19*)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (x) Applicant: Round Strathaven 50 (*EK/26/19*)  
Purpose of Grant: Start-up costs  
Amount Awarded: £250
- (y) Applicant: East Kilbride 60+ Activity Club (Ceilidh) (*EK/27/19*)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (z) Applicant: Chapelton Silver Circle (*EK/28/19*)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (aa) Applicant: East Kilbride Visually Impaired Group (*EK/30/19*)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (bb) Applicant: Moncrieff Parish Church Guild, East Kilbride (*EK/31/19*)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (cc) Applicant: St Leonards Bowling Club, East Kilbride (*EK/32/19*)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (dd) Applicant: Gilmourton WRI (*EK/33/19*)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (ee) Applicant: National Schizophrenia Fellowship – East Kilbride (*EK/34/19*)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (ff) Applicant: 17<sup>th</sup> East Kilbride Brownie Pack (*EK/35/19*)  
Purpose of Grant: Outing and materials  
Amount Awarded: £300
- (gg) Applicant: The Golden Girls' Guild, East Kilbride (*EK/36/19*)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (hh) Applicant: Stonehouse Bowling Club (*EK/37/19*)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (ii) Applicant: East Kilbride Mountaineering Club (*EK/39/19*)  
Purpose of Grant: Outing, administration and publicity costs  
Amount Awarded: £300

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|------|-------------------|--|
| (jj) | Applicant:        | Glassford Senior Circle (EK/40/19)                               |
|      | Purpose of Grant: | Outing   |
|      | Amount Awarded:   | £200   |
| (kk) | Applicant:        | WRVS Happy Corner Stroke Club, East Kilbride (EK/41/19)          |
|      | Purpose of Grant: | Specialist transport   |
|      | Amount Awarded:   | £300   |
| (ll) | Applicant:        | St Ninian's Parish Church Guild, Stonehouse (EK/42/19)           |
|      | Purpose of Grant: | Outing   |
|      | Amount Awarded:   | £200   |
| (mm) | Applicant:        | Scottish Pensions' Association – East Kilbride Branch (EK/43/19) |
|      | Purpose of Grant: | Outing   |
|      | Amount Awarded:   | £200   |
| (nn) | Applicant:        | Mobilize Music Project, East Kilbride (EK/44/19)                 |
|      | Purpose of Grant: | Start-up costs   |
|      | Amount Awarded:   | £250   |
| (oo) | Applicant:        | Sandford WRI (EK/45/19)  |
|      | Purpose of Grant: | Outing and entrance fees   |
|      | Amount Awarded:   | £250   |

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## 5 Scottish Fire and Rescue Service - Presentation

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D Reid, Station Manager, East Kilbride Community Fire Station and A Fairbairn, Lead Officer, Scottish Fire and Rescue Service (SFRS) gave a presentation on progress made during 2018/2019 against the key priorities within the Local Fire and Rescue Area Plan.

Information was provided on the priorities in the South Lanarkshire Local Plan 2018/2019 which were as follows:-

- ◆ to reduce the number of accidental fires and fire related injuries within the home
- ◆ to reduce the impact of unintentional injury and harm within the home
- ◆ to reduce the number of fires within non-domestic properties
- ◆ to reduce the number of instances of fire related anti-social behaviour
- ◆ to reduce the number of unwanted fire alarm signals
- ◆ to reduce the impact of road traffic collisions
- ◆ operational resilience and preparedness

Performance targets, which had been devised for those key priorities, had been incorporated into the Local Fire and Rescue Plan. The performance report provided detailed analysis of relevant performance information covering the period 2018 and 2019.

The presentation concluded by advising the Area Committee that the SFRS Draft Strategic Plan 2019 to 2022 had been issued for consultation, with comments invited by 18 July 2019.

Station Manager Reid and Lead Officer Fairbairn, having responded to members' questions, were thanked for their informative presentation.

**The Committee decided:** that the presentation be noted.

*Councillor Scott entered the meeting during this item of business*

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## **6 'Stay in EK' Campaign**

S Clark, Branch President and John Davidson, Branch Vice President, Public and Commercial Services Union, gave a presentation on the actions being taken by the 'Stay in EK' campaign to lobby Her Majesty's Revenue and Customs (HMRC) to stop the planned closure of its offices in East Kilbride and the transfer of operations to a regional base in Glasgow.

Members of the Area Committee expressed their general support for the 'Stay in EK' campaign.

S Clark and J Davidson, having responded to members' questions, were thanked for their informative presentation.

**The Committee decided:**                      that the presentation be noted.

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## **7 Urgent Business**

There were no items of urgent business.

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# Report

3

|                  |   |
|------------------|---|
| Report to:       | <b>East Kilbride Area Committee</b>             |
| Date of Meeting: | <b>11 September 2019</b>                        |
| Report by:       | <b>Executive Director (Education Resources)</b> |

|          |  |
|----------|--|
| Subject: | <b>Education Scotland Report – Heathery Knowe Primary School and Nursery Class</b> |
|----------|--|

## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise of the outcome of the inspection of Heathery Knowe Primary School and Nursery Class by Education Scotland inspectors

## 2. Recommendation(s)

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

- (1) that the Education Scotland Report on Heathery Knowe Primary School and Nursery Class be noted.

## 3. Background

- 3.1. Heathery Knowe Primary School was inspected in January 2019 as part of a national sample of primary education.
- 3.2. As part of the revised approach to inspection, the Education Scotland inspectors evaluated the leadership of change; learning, teaching and assessment; raising attainment and achievement and ensuring wellbeing, equality and inclusion.
- 3.3. The inspection team analysed questionnaires issued to a sample of parents, pupils and to all staff. Inspectors observed class lessons and interviewed groups of pupils, including the pupil council and staff. Members of the inspection team also met parents and members of the local community.
- 3.4. The report by Education Scotland was published on 26 March 2019.

## 4. Findings of Education Scotland Inspectors

4.1. Education Scotland made comment under the following headings:-

- ◆ quality of leadership and management
- ◆ learning provision
- ◆ children's successes and achievements

4.2 The particular strengths of the school were identified as follows:-

- ◆ The welcoming and supportive ethos that exists in both the nursery and the school and the strong emphasis on promoting nurture and respect for all
- ◆ In the three months since taking up her post, the headteacher has demonstrated strong leadership and provided clear direction. Following a long period of change in senior leadership, the headteacher has successfully created a cohesive staff team who are firmly focused on improving outcomes for children. Some of the initiatives aimed at improving aspects of the quality of the work of the school are at an early stage. However, there is clear evidence of their impact on children's confidence, their relationships with each other and their growing pride in their school
- ◆ The impact of professional learning opportunities, including implementing changes to the teaching of literacy, on improving children's attainment in spelling

4.3. Education Scotland identified the following areas for continued improvement:-

- ◆ Improve the quality and consistency of learning and teaching across the nursery and primary stages. Develop through relevant professional development a shared understanding of the value of play based-pedagogy in both the nursery and the early primary stages
- ◆ Focus future professional learning in improving moderation activities through collaborative learning within the school and the cluster. Working in this way will build staff confidence in making professional judgements about children's achievement of a level. Similarly, improved analysis of data which will help staff plan timely appropriate interventions for children

4.4. As well as welcoming the strengths of the school, it should be noted that the areas for continued improvement have already been incorporated into the school's improvement plan. Progress on the identified areas for improvement will be shared with parents.

4.5. Education Scotland have intimated that they are confident that the school will be able to take forward the areas for improvement and will make no more visits in connection with this report. The local authority has informed parents about the school's progress as part of the authority's arrangements for reporting to parents on the quality of its schools.

4.6 The new headteacher has already embraced with school staff how they will work together to build on the strengths and take forward the areas for improvement identified by the inspection team.

## **5. Employee Implications**

5.1. None

## **6. Financial Implications**

6.1. None

## **7. Other Implications**

7.1. There are no direct risks associated with this report which is provided for information only.

7.2. There are no significant sustainability issues in connection with the recommendations contained within this report.

## **8. Equality Impact Assessment and Consultation Arrangements**

- 8.1. There is no requirement to carry out an assessment in terms of the proposals contained within this report.
- 8.2. The content of Education Scotland reports are shared with parents and discussed at Parent Council meetings.

**Tony McDaid**  
**Executive Director (Education Resources)**

26 August 2019

### **Link(s) to Council Values/Ambitions/Objectives**

- ◆ Raise educational achievement and attainment
- ◆ Increase involvement in lifelong learning
- ◆ Protect vulnerable children, young people and adults
- ◆ Improve and maintain health and increase physical activity

### **Previous References**

- ◆ None

### **List of Background Papers**

- ◆ Education Scotland Report of 26 March 2019

### **Contact for Further Information**

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

Lynn Sherry, Head of Education (East Kilbride/Strathaven)

Ext: 5620 (Tel: 01698 455620)

E-mail: [lynn.sherry@southlanarkshire.gov.uk](mailto:lynn.sherry@southlanarkshire.gov.uk)



26 March 2019

Dear Parent/Carer

In January 2019, a team of inspectors from Education Scotland visited Heathery Knowe Primary School and Nursery Class. During our visit, we talked to parents/carers and children and worked closely with the headteacher and staff.

The inspection team found the following strengths in the school's work.

- The welcoming and supportive ethos that exists in both the nursery and the school and the strong emphasis on promoting nurture and respect for all.
- In the three months since taking up her post the headteacher has demonstrated strong leadership and provided clear direction. Following a long period of change in senior leadership, the headteacher has successfully created a cohesive staff team who are firmly focused on improving outcomes for children. Some of the initiatives aimed at improving aspects of the quality of the work of the school are at an early stage. However, there is clear evidence of their impact on children's confidence, their relationships with each other and their growing pride in their school.
- The impact of professional learning opportunities, including implementing changes to the teaching of literacy, on improving children's attainment in spelling.

The following areas for improvement were identified and discussed with the headteacher and a representative from South Lanarkshire Council.

- Improve the quality and consistency of learning and teaching across the nursery and primary stages. Develop through relevant professional development a shared understanding of the value of play based-pedagogy in both the nursery and the early primary stages.
- Focus future professional learning on improving moderation activities through collaborative learning within the school and the cluster. Working in this way will build staff confidence in making professional judgements about children's achievement of a level. Similarly, improved analysis of data which will help staff plan timely appropriate interventions for children.

We gathered evidence to enable us to evaluate the school's work using quality indicators from [How good is our school? \(4<sup>th</sup> edition\)](#) and [How good is our early learning and childcare?](#). Quality indicators help schools, local authorities and inspectors to judge what is working well and what needs to be improved. Following the inspection of each school, the Scottish Government gathers details of our evaluations to keep track of how well Scottish schools are doing.

## Here are Education Scotland's evaluations for Heathery Knowe Primary School and Nursery Class

| Quality indicators for the primary school  | Evaluation          |
|--|---------------------|
| <b>Learning, teaching and assessment</b>   | <b>good</b>         |
| <b>Raising attainment and achievement</b>  | <b>satisfactory</b> |
| Descriptions of the evaluations are available from:<br><a href="#">How good is our school? (4<sup>th</sup> edition), Appendix 3: The six-point scale</a> |                     |

| Quality indicators for the nursery class   | Evaluation          |
|--|---------------------|
| <b>Learning, teaching and assessment</b>   | <b>satisfactory</b> |
| <b>Securing children's progress</b>  | <b>satisfactory</b> |
| Descriptions of the evaluations are available from:<br><a href="#">How good is our early learning and childcare? Appendix 1: The six-point scale</a> |                     |

A more detailed document called Summarised Inspection Findings (SIF) will be available on the Education Scotland website at:

<https://education.gov.scot/inspection-reports/south-lanarkshire/8531129> .

### What happens next?

We are confident that the school has the capacity to continue to improve and so we will make no more visits in connection with this inspection. South Lanarkshire Council will inform parents/carers about the school's progress as part of its arrangements for reporting on the quality of its schools.

Marion Burns  
HM Inspector

# Report

4

|                  |   |
|------------------|---|
| Report to:       | <b>East Kilbride Area Committee</b>             |
| Date of Meeting: | <b>11 September 2019</b>                        |
| Report by:       | <b>Executive Director (Education Resources)</b> |

|          |   |
|----------|---|
| Subject: | <b>Education Scotland Report – St Hilary’s Primary School and Nursery Class</b> |
|----------|---|

## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise of the outcome of the inspection of St Hilary’s Primary School and Nursery Class by Education Scotland inspectors

## 2. Recommendation(s)

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

- (1) that the Education Scotland Report on St Hilary’s Primary School and Nursery Class be noted.

## 3. Background

- 3.1. St Hilary’s Primary School was inspected in June 2019 as part of a national sample of primary education.
- 3.2. As part of the revised approach to inspection, the Education Scotland inspectors evaluated the leadership of change; learning, teaching and assessment; raising attainment and achievement and ensuring wellbeing, equality and inclusion.
- 3.3. The inspection team analysed questionnaires issued to a sample of parents, pupils and to all staff. Inspectors observed class lessons and interviewed groups of pupils, including the pupil council and staff. Members of the inspection team also met parents and members of the local community.
- 3.4. The report by Education Scotland was published on 27 August 2019.

## 4. Findings of Education Scotland Inspectors

4.1. Education Scotland made comment under the following headings:-

- ◆ quality of leadership and management
- ◆ learning provision
- ◆ children’s successes and achievements

- 4.2. Education Scotland found that St Hilary's Primary School and Nursery class provides children and young people with a good educational experience. The inspectors also reported positively on the very caring and calm ethos across the school where Gospel values are embedded and the children enjoy positive relationships with all staff as part of the "St Hilary's family". Education Scotland noted that almost all children are motivated and engage well in their learning with staff providing stimulating learning environments and classrooms.
- 4.3. The particular strengths of the school were identified as follows:-
- ◆ Strong leadership of the headteacher with all staff encouraged to lead aspects of improvement. This empowerment of staff is having a positive impact on outcomes for children
  - ◆ Energetic staff, who work as a strong committed team to achieve success in embedding priorities identified for whole school improvement
  - ◆ Happy, friendly, well-behaved children who enjoy a range of leadership opportunities are proud learners
  - ◆ Partnership working at local and national level to develop nurturing approaches where children are benefitting significantly from the school's effective practice in nurture
- 4.4. Education Scotland identified the following areas for continued improvement:-
- ◆ Continue as planned to work collaboratively to improve the quality of teaching
  - ◆ Continue as planned to build skills development in to tracking and monitoring procedures. This will allow children to identify their own progress and make connections across learning more readily
  - ◆ Continue as planned to develop aspects of the nursery developing contexts for learning through play and provide increased opportunity to develop their creativity skills
- 4.5. As well as welcoming the strengths of the school, it should be noted that the areas for continued improvement have already been incorporated into the school's improvement plan. Progress on the identified areas for improvement will be shared with parents.
- 4.6. Education Scotland have intimated that they are confident that the school will be able to take forward the areas for improvement and will make no more visits in connection with this report. The local authority will inform parents about the school's progress as part of the authority's arrangements for reporting to parents on the quality of its schools.

## **5. Employee Implications**

- 5.1. None

## **6. Financial Implications**

- 6.1. None

## **7. Other Implications**

- 7.1. There are no direct risks associated with this report which is provided for information only.
- 7.2. There are no significant sustainability issues in connection with the recommendations contained within this report.



## **8. Equality Impact Assessment and Consultation Arrangements**

- 8.1. There is no requirement to carry out an assessment in terms of the proposals contained within this report.
- 8.2. The content of Education Scotland reports are shared with parents and discussed at Parent Council meetings.

**Tony McDaid**  
**Executive Director (Education Resources)**

27 August 2019

### **Link(s) to Council Values/Ambitions/Objectives**

- ◆ Raise educational achievement and attainment
- ◆ Increase involvement in lifelong learning
- ◆ Protect vulnerable children, young people and adults
- ◆ Improve and maintain health and increase physical activity

### **Previous References**

- ◆ None

### **List of Background Papers**

- ◆ Education Scotland Report of 27 August 2019

### **Contact for Further Information**

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

Lynn Sherry, Head of Education (East Kilbride/Strathaven)

Ext: 5620 (Tel: 01698 455620)

E-mail: [lynn.sherry@southlanarkshire.gov.uk](mailto:lynn.sherry@southlanarkshire.gov.uk)



27 August 2019

Dear Parent/Carer

In June 2019, a team of inspectors from Education Scotland visited St Hilary's Primary School and Nursery Class. During our visit, we talked to parents/carers and children and worked closely with the headteacher and staff.

The inspection team found the following strengths in the school's work.

- The strong leadership of the headteacher. Along with senior leaders and staff across the school and nursery class, she has instilled an ethos of empowerment where staff at all levels are encouraged to lead aspects of whole school improvement. This is having a positive impact on outcomes for children.
- An energetic group of staff who are passionate about improving outcomes for children. They collaborate regularly with each other to improve the experiences for all children. Across the school and nursery, staff work increasingly as a strong, committed team to achieve success in embedding priorities identified for whole school improvement.
- Happy, friendly and well-behaved children who enjoy talking about their learning as appropriate to their stage of learning and development. They enjoy a range of leadership opportunities more widely across the school and are proud learners of the St Hilary's school 'family'.
- Senior leaders and staff have been working with partners, locally and nationally to develop key aspects of the school's approaches to nurture. Commendably, this work has attracted interest from partner agencies and children are benefiting significantly from the school's effective practice in nurture.

The following areas for improvement were identified and discussed with the headteacher and a representative from South Lanarkshire Council.

- Continue as planned to work collaboratively across the school and nursery class, local learning community and more widely. This will help to develop further strategies and approaches to improve the quality of teaching across all stages and raise the attainment of all children.
- Continue as planned to build the key skills for learning, life and work that children are developing, into whole school tracking and monitoring procedures of children's overall progress. This will allow children to make connections across their learning more readily and identify progress that they are making.
- Continue as planned to develop the environment across all aspects of the nursery class. This will help children to improve key skills in literacy and numeracy through the development of contexts for learning through play. This will also provide increased opportunities for children to develop further their skills of creativity.

We gathered evidence to enable us to evaluate the school's work using four quality indicators from [How good is our school? \(4<sup>th</sup> edition\)](#) and [How good is our early learning and childcare?](#). Quality indicators help schools, local authorities and inspectors to judge what is working well and what needs to be improved. Following the inspection of each school, the Scottish Government gathers details of our evaluations to keep track of how well Scottish schools are doing.

## Here are Education Scotland's evaluations for St Hilary's Primary School and Nursery Class

| Quality indicators for the primary stages  | Evaluation       |
|--|------------------|
| <b>Leadership of change</b>  | <b>very good</b> |
| <b>Learning, teaching and assessment</b>   | <b>good</b>      |
| <b>Raising attainment and achievement</b>  | <b>good</b>      |
| <b>Ensuring wellbeing, equality and inclusion</b>  | <b>very good</b> |
| Descriptions of the evaluations are available from:<br><a href="#">How good is our school? (4<sup>th</sup> edition), Appendix 3: The six-point scale</a> |                  |

| Quality indicators for the nursery class   | Evaluation  |
|--|-------------|
| <b>Leadership of change</b>  | <b>good</b> |
| <b>Learning, teaching and assessment</b>   | <b>good</b> |
| <b>Securing children's progress</b>  | <b>good</b> |
| <b>Ensuring wellbeing, equality and inclusion</b>  | <b>good</b> |
| Descriptions of the evaluations are available from:<br><a href="#">How good is our early learning and childcare? Appendix 1: The six-point scale</a> |             |

A more detailed document called Summarised Inspection Findings (SIF) will be available on the Education Scotland website at:

<https://education.gov.scot/inspection-reports/south-lanarkshire/8532028>

### What happens next?

We are confident that the school has the capacity to continue to improve and so we will make no more visits in connection with this inspection. South Lanarkshire Council will inform parents/carers about the school's progress as part of its arrangements for reporting on the quality of its schools.

JohnPaul Cassidy  
HM Inspector



# Report

|                  |  |
|------------------|--|
| Report to:       | <b>East Kilbride Area Committee</b>                            |
| Date of Meeting: | <b>11 September 2019</b>                                       |
| Report by:       | <b>Executive Director (Community and Enterprise Resources)</b> |

|                    |   |
|--------------------|---|
| Application no.    | P/18/1675   |
| Planning proposal: | Erection of a Detached Two Storey Dwellinghouse at Plot Between 24 and 30 Todshill Street, Strathaven |

## 1 Summary application information

|                   |  |
|-------------------|--|
| Application type: | Detailed planning application  |
| Applicant:        | Messrs MacIntyre   |
| Location:         | Plot Between 24 and 30<br>Todshill Street<br>Strathaven<br>South Lanarkshire |

## 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 conditions attached.

## 2.2 Other Actions/Notes

- (1) The Committee has delegated powers to determine this application.

## 3 Other information

- ♦ Applicant's Agent: Craig Steven
- ♦ Council Area/Ward: 05 Avondale and Stonehouse
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**  
Policy 4- Development management and placemaking  
Policy 6 - General urban area/settlements  
Policy 15 Natural and historic environment

**Development Management, Placemaking and Design Supplementary Guidance (2015)**

DM1 - Design

**Natural and Historic Environment Supplementary Guidance (2015):**

Policy NHE7 Conservation areas

Policy NHE6 Non-scheduled archaeological sites and monuments

**Proposed South Lanarkshire Local Development Plan 2 (2018)**

Policy 3 – General Urban Areas and Settlements

Policy 5 – Development Management and Placemaking

Policy 14 Natural and Historic Environment

Policy DM1 – New Development Design

Policy NHE2 Archaeological Sites and Monuments

Policy NHE6 Conservation Areas

**Strathaven Conservation Management Plan**

Policy CAMP 1.1 - Development Principles

♦ **Representation(s):**

|   |    |                   |
|---|----|-------------------|
| ▶ | 13 | Objection Letters |
| ▶ | 1  | Support Letter    |
| ▶ | 1  | Comment Letter    |

♦ **Consultation(s):**

West of Scotland Archaeology Service (WOSAS)

Roads Development Management Team

Environmental Services

Arboricultural Services



## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is located within Strathaven Conservation Area, on Todshill Street, Strathaven. It is a vacant area of ground to the rear of the Drumclog Inn public house and was formally used as an extension to the car park of the public house. It is bounded by the Drumclog Inn public house and the rear gardens of residential properties on Todshill Street to the north and to the south east by residential properties and their rear gardens. The site is bounded to the west by Station Road public car park and to the south by a Nursing Home. The area is an established mixed use area close to the town centre of Strathaven. The site covers 731 sq.m and rises up from Todshill Street to the rear of the site.

### **2 Proposal(s)**

- 2.1 The proposal is to erect a two storey, modern architectural, three bedroomed, detached dwellinghouse. The submitted plans show that the living accommodation would be located on the first floor and the bedrooms on the ground floor. The dwellinghouse would be located on the south of the plot and the garden ground at the north. Vehicular access to the site would be taken from Todshill Street and 2 parking spaces would be located to the front of the dwelling with a bin store to the south of the building.
- 2.2 The proposed dwellinghouse is of modern architectural design with a flat roof with an overhang cantilever on the first floor to the front of the dwelling and a large balcony to the rear on the first floor. The submitted plans illustrate that the dwelling would be finished externally in a cladding system, with concrete panelling in two colours; Silver Grey and Anthracite. The windows range in size, with a large feature window to the front and bi-folding doors to the rear providing access to the first floor balcony. The window and door frames would be matt grey aluminium. No windows are proposed on the side elevation to the southeast of the property.
- 2.3 The applicants submitted a number of documents in support of the proposed development including a Noise Impact Assessment, Tree Survey Report, design statement and 3D Images of the proposed development.

### **3 Background**

#### **3.1 Relevant Government Advice/Policy**

- 3.1.1 Scottish Planning Policy (2014) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

#### **3.2 Local Plan Status**

- 3.2.1 In determining this planning application, the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) (SLLDP), and Supplementary Guidance (SG) produced in support of the SLLDP.

3.2.2 In land use terms, the application site is identified within the adopted SLLDP, as being within the settlement of Strathaven and within Strathaven Conservation Area. With regard to development management criteria, a number of policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 4 - Development Management and Placemaking, Policy 6 - General Urban Area/Settlements and Policy 15 Natural and historic environment.

3.2.3 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics:-

- ◆ Development Management, Place Making and Design SG 3  
Policy DM 1 – Design
- ◆ Natural and historic environment Supplementary Guidance (2015):  
Policy NHE7 Conservation areas  
Policy NHE6 Non-scheduled archaeological sites and monuments

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact. In addition, the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced. An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2.4 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 3, 5, 14, DM1 and NHE6 are relevant.

3.2.5 Given that the site falls just within the Strathaven Conservation Area, the Strathaven Conservation Area Management Plan requires to be referred to in the assessment of the planning application. Policy CAMP 1.1 Development Principles of the management plan is therefore relevant in this instance.

### 3.3 **Planning History**

3.3.1 A Planning Application was submitted in 2007 (EK/07/0012) for the development of 5 flats on the site. This application was subsequently withdrawn prior to the application being decided. Planning Consent (EK/08/0020) was refused in September 2009 for the development of two semi-detached properties and an appeal to the Planning Local Review Body upheld the refusal in February 2010.

## 4 **Consultation(s)**

4.1 Roads and Transportation Services (Development Management) – have no objections to the proposal subject to conditions being attached in respect of drainage, access, visibility splays, surfacing of the access, provision of a new footway, location of gates and turning space.

**Response:** Noted. Appropriate conditions will be attached to any consent issued.

- 4.2 **Environmental Services** – have no objections, subject to conditions and advice notes being attached to ensure that particular noise level parameters can be achieved to ensure that any noise from the adjacent public house can be mitigated.

**Response:** Noted. Appropriate conditions and informatives will be attached to any consent issued.

- 4.3 **WoSAS**– have no objections to the proposed development subject to a condition being attached in respect of a written scheme of investigation and the implementation of a programme of archaeological works.

**Response:** Noted. Appropriate conditions will be attached to any consent issued.

- 4.4 **Arboricultural Services** – have no objections to the proposed development. It was concluded that the trees on site were naturally regenerated and of low individual merit and that the recommendations of the Tree Survey that all trees within the site boundary could be removed and replacement planting take place were acceptable.

**Response:** Noted. A scheme of planting has been identified on the site plans and a condition requiring a detailed Landscape Scheme will be attached to any consent issued.

## **5 Representation(s)**

- 5.1 Statutory notification was undertaken and the proposal was advertised in the local press as development affecting the character of the conservation area. Following this, 15 letters of representation were received, consisting of 13 objections, 1 letter of support and 1 letter of comment. The issues raised in all representations can be summarised as follows:

- (a) **The proposed development is considered out of character with the Strathaven Conservation Area and does not respect the street pattern, historic building plots, building heights and building line. The proposed modern design of the building and the marked horizontal emphasis is in contrast to narrow frontages of the buildings in Todshill Street. The proposal is therefore contrary to Policy 4 and Policy 15 of the South Lanarkshire Local Development Plan**

**Response:** The site is located on the edge of the Conservation Area in an area where there are a number of different building ages and designs. Although there is a historic development pattern on Todshill Street to the north of the site, the location of the proposed dwelling is adjacent to and in context with the more modern post war housing, nursing home and public car park to the south and rear of the site. The proposed dwelling, although modern in design, is modest in scale and located on the south of the plot to reduce any impact on the historic buildings in Todshill Street. It will not have a direct building frontage in line with the Drumclog Inn, separating it from the historic buildings and continuing the existing more modern building group with those buildings to the south. The building height will be below that of the Drumclog Inn and the modern dwellings to the south at number 30 and 32 and the nursing home to the rear of the site. It is considered that the proposed

dwelling is acceptable and will not result in a significant adverse impact in terms of layout, scale, massing or design, takes account of and integrates with the local context and built form and is not considered to be detrimental to the visual character of the area.

- (b) The proposed dwelling fails to respect the natural contours of the site and requires extensive excavation to form a building platform.**

**Response:** The site rises gradually from Todshill Street to the rear boundary and in order to reduce the potential impact of the proposed dwelling the site will be levelled at the rear to create a platform at a similar level to the adjacent dwellings to the south of the site. This will involve the lowering of the ground level at the rear of the site by approximately 2 metres in line with the level of the existing retaining wall at the back of the main Drumclog Inn car park. It is considered that the proposed levels and required excavation are acceptable.

- (c) The excavation of the site will result in drainage problems at adjacent properties and expose gas pipelines.**

**Response:** A condition will be attached to any consent requiring the applicant to provide written confirmation from Scottish Water in respect of provision of acceptable sewerage scheme and the applicant will be responsible for obtaining the correct permissions from statutory undertakers where they are likely to impact their equipment or apparatus.

- (d) The proposed development will result in the loss of trees within the Conservation Area damaging the wooded character of the area. No tree Survey has been submitted with the application and the application form has ticked the box saying there are no trees.**

**Response:** The Councils Arboricultural Officer has assessed the proposal and has no objections to the proposed development. It was concluded that the trees on site were naturally regenerated and of low individual merit and that the recommendations of the submitted Tree Survey that all trees within the site boundary could be removed and replacement planting take place were acceptable. A scheme of planting has been identified on the site plans and a condition requiring a detailed Landscape Scheme will be attached to any consent issued.

- (e) The site is home to a variety of animals and birds.**

**Response:** The site is primarily derelict land with a mixture of self-seeded vegetation and conifers. A site visit to the site has taken place and it is considered that the development will not have an adverse impact on wildlife.

- (f) The proposed dwellinghouse and garden will look directly into the gardens and windows of adjacent properties leading to a loss of privacy**

**Response:** The proposed development meets with the guidelines for habitable room window to window distance. The windows of the proposed dwelling on the north western/side elevation are over 20 metres from, and at an angle to, the windows of number 20 Todshill Street. There are no windows in the south eastern/side elevation which faces the rear garden of number 30 Todshill Street. The garden to the side of the proposed dwelling will be separated from the rear garden of number 20 and the rear of the public house by a close boarded fence of a height of 1.8m. All other boundary walls to the

rear and south will be retained and made good as part of the development. A significant planting scheme is proposed along the boundary with the rear garden of number 20 Todshill Street and the rear of the public house consisting of trees, shrubs and hedging. Further hedging is also proposed along the rear boundary and the boundary with number 30 Todshill Street. It is therefore not considered that the proposed development will result in an unacceptable level of overlooking.

- (g) Concerns that there may be future complaints from the residents of the proposed dwellinghouse in respect of noise from the existing public house and beer garden.**

**Response:** Environmental Services have no objections to the proposed development subject to conditions and advice notes being attached in respect of noise levels at the property and construction noise. A condition will be attached which ensures that the applicant installs appropriate measures to limit the impact of noise on the proposed dwelling. This includes a noise barrier (close boarded wooden fence with a surface density of circa 15kgm-2) between the dwelling and the public house. This condition sets noise limits which must be achieved within the property by the applicant. Any future complaints would be considered in respect of the development having met these limits rather than by limiting the existing public house premises.

- (h) The car park at the public house is not unused it is used regularly by customers of the public house.**

**Response:** The proposed development will not affect the existing main car park of the public house which is beyond the application site and not in the ownership of the applicant. The access to the existing car park will remain as it is at present.

- (i) The construction of the proposed dwelling will cause disruption to customers of the public house and a loss of trade.**

**Response:** The applicant would be required to comply with parking restrictions in Todshill Street and not obstruct other properties, the public footpath or the public road.

- (j) One letter of comment seeks to ensure the protection of flora, fauna and species throughout the development process.**

**Response:** Given the nature of the proposed development and the site conditions, it is considered that the proposal is acceptable in terms of any potential biodiversity impacts.

- (k) One letter of support has been submitted however it did not detail any grounds for supporting the proposed development.**

**Response:** Noted.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 The applicants propose to erect a two storey modern architectural three bedroomed detached dwellinghouse on vacant area of ground to the rear of the

Drumclog Inn public house in Todshill Street in Strathaven. In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity, Strathaven Conservation Area and road safety matters.

- 6.2 Policy 4 (Development Management and Placemaking) of the SLLDP seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include, where appropriate, measures to enhance the environment. Policy 6 (General urban area/settlements) states that residential developments may be acceptable provided they do not have a significant adverse impact on the amenity and character of the area. Policy 15 (Natural and Historic Environment) seeks to protect Conservation Areas and only permit development where there is no significant adverse impact on the Conservation Area. Strathaven Conservation Management Plan and Policy CAMP 1.1 (Development Principles) seeks to allow for new development whilst ensuring that the historic townscape is protected. It aims to encourage high quality, contemporary design in a variety of scales and styles appropriate to the conservation area. It states that new developments are well designed and of a quality commensurate with the historic buildings and the character of the site.
- 6.3 The site is located on the edge of the Conservation Area in an area where there are a number of different building ages and designs. Although there is a historic development pattern on Todshill Street to the north of the site the location of the proposed dwelling is adjacent to and in context with the more modern post war housing, nursing home and public car park to the south and rear of the site. The proposed dwelling although modern in design is modest in scale and located on the south of the plot to reduce any impact on the historic buildings in Todshill Street. It will not have a direct building frontage in line with the Drumclog Inn separating it from the historic buildings and continuing the existing more modern building group with those buildings to the south. The building height will be below that of the Drumclog Inn and the modern dwellings to the south at number 30 and 32 and the nursing home to the rear of the site. It is considered that the proposed dwelling is acceptable and will not result in a significant adverse impact in terms of layout, scale, massing or design, takes account of and integrates with the local context and built form and is not considered to be detrimental to the visual character of the area. Roads and Transportation Services are satisfied with the proposed access and the provision of off-street parking spaces. The proposed layout and scale and design of the dwellinghouse complies with the Residential Design Guide in terms of window to window distances, outside space and other amenity issues. The proposed development is considered to be consistent with Policy 4, Policy 6 and Policy 15 of the SDLLP, with Strathaven Conservation Management Plan and Policy CAMP 1.1 and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design and Supplementary Guidance Natural and Historic Environment.
- 6.4 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting

Planning Guidance on Renewable Energy. Therefore the proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 3, 5, 14, DM1 and NHE6 in the Proposed plan.

- 6.5 Fifteen letters of representation were received in respect of the proposal, the grounds of which have been addressed in Section 5 above and do not merit refusal of the application. The requirements of the statutory consultees have been addressed through the use of conditions where appropriate.
- 6.6 In summary, it is considered that the proposal conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance, Strathaven Conservation Management Plan and the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and on that basis, it is recommended that planning permission is granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policies 4, 6 and 15 of the adopted South Lanarkshire Local Development Plan 2015, with associated Supplementary Guidance, and with the Strathaven Conservation Area Management Plan. The proposal also complies with Policies 3, 5, 14, DM1 and NHE6 of the Proposed South Lanarkshire Local Development Plan 2.

**Michael McGlynn**

**Executive Director (Community and Enterprise Resources)**

27 August 2019

## **Previous references**

- ◆ EK/07/0012
- ◆ EK/08/0020

## **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Strathaven Conservation Area Management Plan
- ▶ Neighbour notification letter dated

|  |            |
|--|------------|
| ► Consultations  |            |
| WOSAS  | 04.12.2018 |
| Roads Development Management Team  | 12.07.2019 |
| Environmental Services   | 20.06.2019 |
| Arboricultural Services  | 19.08.2019 |
| ► Representations  | Dated:     |
| J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS                   | 18.12.2018 |
| Mr Malcolm Macintyre, 8 Applegarth Road, Strathaven, South Lanarkshire, ML10 6HT | 28.12.2018 |
| Mr Kevin Thomson, Drumclog Inn, 24 Todshill Street, Strathaven, ML10 6DD         | 05.03.2019 |
| Mrs A Trimmings, 16 Todshill Street, Strathaven, ML10 6DD                        | 04.03.2019 |
| Carol Campbell, 32 Todshill Street, Strathaven, South Lanarkshire, ML10 6DD      | 05.03.2019 |
| David McNiven, 30 Todshill Street, Strathaven, South Lanarkshire, ML10 6DD       | 05.03.2019 |
| Heidi Wildman, 20 Todshill Street, Strathaven, ML10 6DD                          | 11.12.2018 |
| Gainford Limited, 8 Woodlands Drive, Lanark, ML11 9FS                            | 09.04.2019 |
| Heidi Wildman  | 05.03.2019 |
| Aimee Hobbs  | 05.03.2019 |
| Kirsty Mathieson, 4 Burn Bridge Drive , Strathaven, ML10 6UP                     | 05.03.2019 |
| Miss V S Agnew   | 04.03.2019 |
| Daniel Trimmings, 16 Todshill Street, Strathaven, ML10 6DD                       | 04.03.2019 |
| Tanya Mathie, 75 Lethame Road, Strathaven, ML10 6EF                              | 04.03.2019 |
| Paul Mathie, 75 Lethame Road, Strathaven, ML10 6EF                               | 04.03.2019 |



**Contact for further information**

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Ext: 5053 (Tel: 01698 455053)

Email: [morag.neill@southlanarkshire.gov.uk](mailto:morag.neill@southlanarkshire.gov.uk)

### Conditions and Reasons

01. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (a) details of tree protection measures required for root protection areas within the site, which relate to trees outside the site boundary.
  - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
  - (c) details of any top-soiling or other treatment to the ground;
  - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
  - (e) proposals for the initial and future maintenance of the landscaped areas;
  - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

02. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

03. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That notwithstanding the plans hereby approved and before development starts, full details of the design and location of all fences and walls, including any retaining walls and balcony boundaries/screen designs, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance, to maintain the visual quality of the area and to protect amenity.

05. That before the dwellinghouse hereby approved is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That before the dwellinghouse hereby approved is occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of the dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

07. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In order to safeguard any archaeological items of interest or finds.

08. That no gates or other obstructions shall be erected within the first 6 metres of the driveway as measured from the heel of the footway.

Reason: In the interests of traffic and public safety.

09. Any vehicular gates must open inwards to the satisfaction of the Council as planning Authority.

Reason : In the interests of traffic and public safety

10. That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system.

11. That notwithstanding the plans hereby approved and prior to the commencement of development, details of existing and proposed site levels, to include spot levels, sections and finished floor levels, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of amenity and to ensure the development is in compliance with the proposed design principles.

12. That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

13. That notwithstanding the plans hereby approved and prior to the commencement of development, a detailed plan shall be submitted to and approved in writing by the Planning Authority detailing the position and specifications of a 2 metre wide footway along the site frontage. The approved footway shall thereafter be completed prior to the occupation of the dwelling hereby approved.

Reason: In the interests of public safety.

14. The road kerb along the new footway referred to in condition 12 must be in line with the existing edge of the carriageway road marking to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

15. That before development hereby approved is completed or brought into use, a private vehicular access shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road.

16. That before the development hereby approved is completed or brought into use, a visibility splay of 2 metres by 30 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

17. That the public road adjacent to the site shall be kept clear of mud or other deposited material at all times. If the carrying of material onto the public highway becomes evident then appropriate wheel cleaning facilities shall be installed within a timescale agreed, in writing, with the Planning Authority.

Reason: In the interests of traffic and public safety

18. Prior to commencement of development details of a proposed system of site drainage to prevent surface water flowing onto the public road should be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of traffic and public safety

19. That before development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.

Reason: In the interests of traffic and public safety.

20. Unless otherwise with the Planning Authority, the developer shall ensure that the following parameters are achieved by the new residential noise sensitive receptor in relation to the pre-existing noise generating sources.

#### Part 1

Between the hours of 08:00 and 20:00 the measured noise rating level emitted from the premises (LAeq,1hr) shall not exceed the pre-existing background noise level (LA90,30 min) by more than 4dB when measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development. Between the hours of 20:00 and 08:00 the noise rating level emitted from the premises (LAeq,15 min) shall not exceed the pre-existing background noise level (LA90,30min) by more than 4dB when measured in accordance with BS4142:2014 at the proposed development.

#### Part 2

The internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows-

The scheme shall ensure that-

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,16hr of 40dB daytime (07:00 - 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,8hr of 30dB night-time (23:00 - 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LA,max of 45dB night-time (23:00 - 07:00).
- d) The external levels shall not exceed an LAeq,16hr of 50dB daytime in any garden areas, when measured free-field

#### Part 3

The Internal Noise Rating Values, within any residential property and resultant from the development, shall not exceed-

- o NR25 between 23.00hrs and 08.00hrs
- o NR35 between 08.00hrs and 23.00hrs

The above applies both externally and internally at noise sensitive properties.

Reason: To minimise noise disturbance to occupants of the proposed dwelling.

#### Part 3

The Internal Noise Rating Values, within any residential property and resultant from the development, shall not exceed-

- NR25 between 23.00hrs and 08.00hrs
- NR35 between 08.00hrs and 23.00hrs

The above applies both externally and internally at noise sensitive properties.

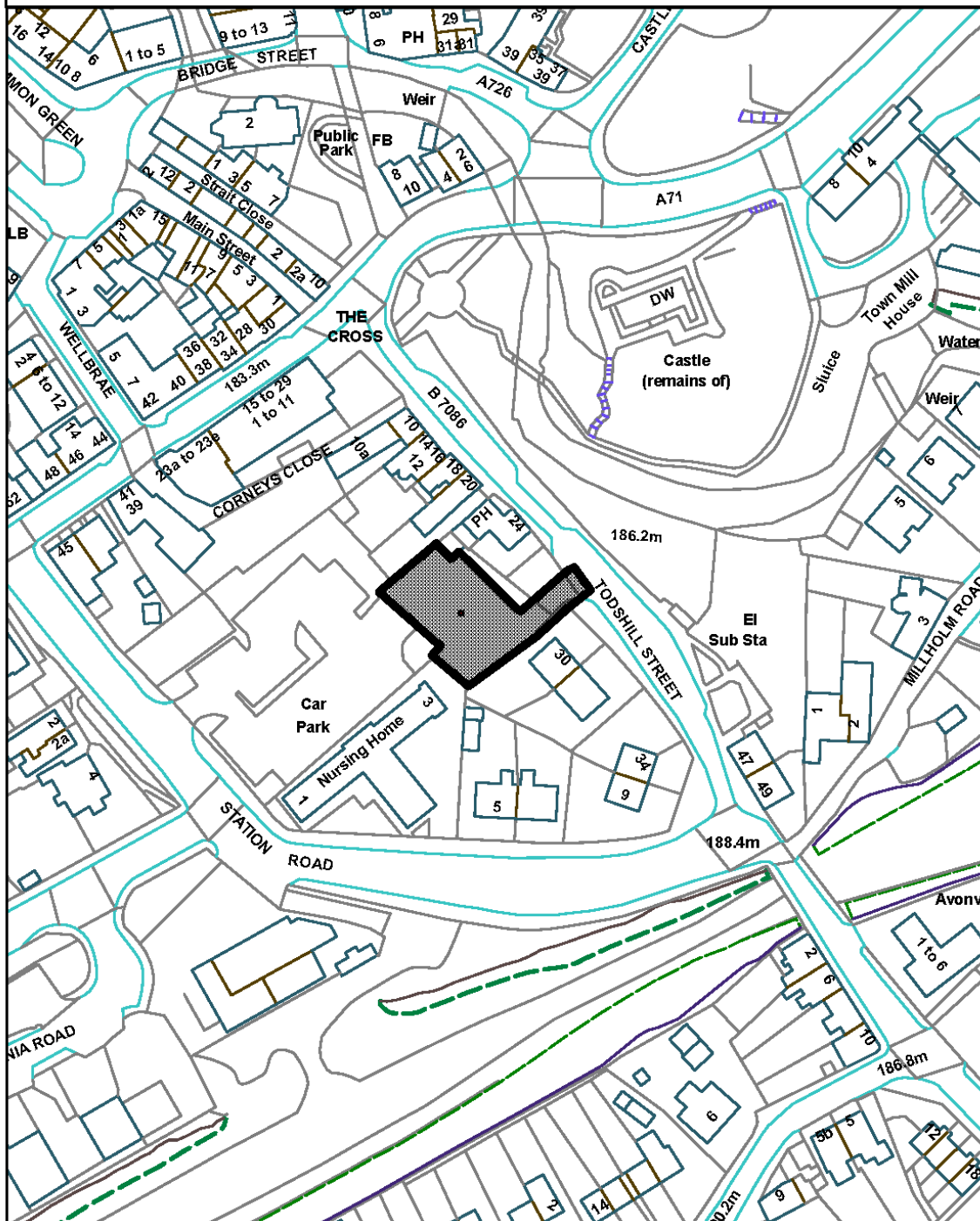
Reason: To minimise noise disturbance to occupants of the proposed dwelling.

21. That unless otherwise agreed in writing with the Planning Authority and prior to the start of development, detailed specifications and the location of a noise barrier (close boarded wooden fence with a surface density of circa 15kgm<sup>-2</sup>) between any noise generating source and the receptor shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this should achieve an insertion loss of at least 10dB.

Reason: To minimise noise disturbance to occupants of the proposed dwelling.

P/18/1675

Plot between 24 and 30 Todshill Street, Strathaven



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Scale:  
1:1,250  
Date:  
28/08/2019



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development





# Report

**6**

Report to: **East Kilbride Area Committee**  
 Date of Meeting: **11 September 2019**  
 Report by: **Executive Director (Finance and Corporate Resources)**

Subject: **Community Grant Applications**

## **1. Purpose of Report**

1.1. The purpose of the report is to:-

- ◆ request approval for the allocation of community grants to 13 community groups in the East Kilbride Area Committee area from the 2019/2020 community grant budget

## **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:    | Stonehouse Old Folks' Welfare Committee<br>(EK/23/19)            |
| Amount Requested: | £385   |
| Purpose of Grant: | Outing   |
| Amount Awarded:   | £200   |
| (b) Applicant:    | My Support Day, East Kilbride (EK/46/19)                         |
| Amount Requested: | £604   |
| Purpose of Grant: | Start-up costs   |
| Amount Awarded:   | £250   |
| (c) Applicant:    | Calder Tower Residents' Association, East Kilbride<br>(EK/47/19) |
| Amount Requested: | £200   |
| Purpose of Grant: | Outing   |
| Amount Awarded:   | £200   |
| (d) Applicant:    | South Parish Rambling Club, East Kilbride<br>(EK/50/19)          |
| Amount Requested: | £200   |
| Purpose of Grant: | Outing   |
| Amount Awarded:   | £200   |
| (e) Applicant:    | Kilbryde Ladies' Club, East Kilbride (EK/52/19)                  |
| Amount Requested: | £250   |
| Purpose of Grant: | Outing   |
| Amount Awarded:   | £200   |

- |     |                   |   |
|-----|-------------------|---|
| (f) | Applicant:        | Canderside Accordion and Fiddle Club,<br>Stonehouse ( <i>EK/53/19</i> ) |
|     | Amount Requested: | £250  |
|     | Purpose of Grant: | Start-up costs  |
|     | Amount Awarded:   | £250  |
|     |                   |   |
| (g) | Applicant:        | Stonehouse Heritage Group ( <i>EK/54/19</i> )                           |
|     | Amount Requested: | £360  |
|     | Purpose of Grant: | Equipment   |
|     | Amount Awarded:   | £300  |
|     |                   |   |
| (h) | Applicant:        | Strathaven and District Probus Club ( <i>EK/56/19</i> )                 |
|     | Amount Requested: | £200  |
|     | Purpose of Grant: | Outing  |
|     | Amount Awarded:   | £200  |
|     |                   |   |
| (i) | Applicant:        | East Kilbride Seniors' Forum ( <i>EK/57/19</i> )                        |
|     | Amount Requested: | £250  |
|     | Purpose of Grant: | Outing  |
|     | Amount Awarded:   | £200  |
|     |                   |   |
| (j) | Applicant:        | The Pavilion Art Class, East Kilbride ( <i>EK/58/19</i> )               |
|     | Amount Requested: | £115  |
|     | Purpose of Grant: | Outing and materials  |
|     | Amount Awarded:   | £115  |
|     |                   |   |
| (k) | Applicant:        | Murray Bowling Club, East Kilbride ( <i>EK/59/19</i> )                  |
|     | Amount Requested: | £250  |
|     | Purpose of Grant: | Outing and entrance fees  |
|     | Amount Awarded:   | £250  |
|     |                   |   |
| (l) | Applicant:        | Righead United Reformed Church, East Kilbride<br>( <i>EK/61/19</i> )    |
|     | Amount Requested: | £353  |
|     | Purpose of Grant: | Outing and equipment  |
|     | Amount Awarded:   | £300  |
|     |                   |   |
| (m) | Applicant:        | Strathaven Agricultural Exposition ( <i>EK/62/19</i> )                  |
|     | Amount Requested: | £700  |
|     | Purpose of Grant: | Administration and publicity costs                                      |
|     | Amount Awarded:   | £500  |

### **3. Background**

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited continually throughout the year.
- 3.2. All applications require to be supported by a constitution, audited accounts or annual income and expenditure accounts, a bank statement, and confirmation that the group/organisation will adhere to the conditions of the grant award.

### **4. Employee Implications**

- 4.1. None.

## **5. Financial Implications**

- 5.1. The current position of the community grant allocation for the East Kilbride Area Committee area in 2019/2020 is as follows:-

|   |         |
|---|---------|
| Total allocation for Community Grants       | £25,750 |
| Grants previously allocated                 | £13,350 |
| Community Grants recommended in this report | £3,165  |
| Remaining balance                           | £9,235  |

## **6. Other Implications**

- 6.1. The risk to the Council is that grant funding is not utilised for the purpose of which it was intended. This risk is mitigated by internal controls including audit procedures and conditions of grant agreement.
- 6.2. There are no apparent implications in terms of sustainable development.

## **7. Equality Impact Assessment and Consultation Arrangements**

- 7.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 7.2. All the necessary consultation with the community groups has taken place.

**Paul Manning**

**Executive Director (Finance and Corporate Resources)**

28 August 2019

## **Link(s) to Council Values/Ambitions/Objectives**

- ◆ Accountable, effective, efficient and transparent. Work with communities and partners to promote high quality, thriving and sustainable communities

## **Previous References**

- ◆ East Kilbride Area Committee – 12 June 2019

## **List of Background Papers**

- ◆ Individual application forms

## **Contact for Further Information**

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

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E-mail: [jennifer.hilston@southlanarkshire.gov.uk](mailto:jennifer.hilston@southlanarkshire.gov.uk)

