

## EAST KILBRIDE AREA COMMITTEE

Minutes of meeting held in the Council Chamber, Civic Centre, East Kilbride on 16 February 2005

**Chair:**

Councillor Bill McNab

**Councillors Present:**

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

**Councillors' Apologies:**

Stewart Crawford, Jim Daisley, Jim Docherty, Carol Hughes, Edward McAvoy, John McGuinness

**Attending:**

**Corporate Resources**

S McLeod, Administration Officer

**Enterprise Resources**

L Campbell, Planning Officer; B Dickson, Team Leader, Planning and Building Control (East Kilbride); M Muir, Team Leader, Roads and Transportation (East Kilbride)

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### 1 Declaration of Interests

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The following interest was declared:-

<i><b>Councillor(s)</b></i>	<i><b>Item(s)</b></i>	<i><b>Nature of Interest(s)</b></i>
Macdonald	Planning Application EK/04/0713 Formation of new access road at Crofthead Farm, Strathaven (retrospective)	Prior involvement in application

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### 2 Minutes of Previous Meeting

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The minutes of the meeting of the East Kilbride Area Committee held on 19 January 2005 were submitted for approval as a correct record.

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

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### 3 Planning Applications

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A report dated 2 February 2005 by the Executive Director (Enterprise Resources) was submitted on applications for planning permission.

**The Committee decided:** that the following planning applications be granted subject to the conditions specified in the Executive Director's report.

- (a) Applicant: A Templeton  
Proposal: Erection of 2 storey rear extension to form additional office accommodation (EK/04/0504 (Category Cs) and EK/04/0505)  
Location: 17 Montgomery Street, The Village, East Kilbride
- (b) Applicant: Balvaird Homes Limited  
Proposal: Demolition of house and garage and erection of 45 bedroom nursing home (amendment to planning consent EK/03/0592) (EK/04/0510)  
Location: Land adjacent to 149 Glasgow Road, Nerston, East Kilbride

*[Reference: Minutes of Planning Committee of 24 February 2004 (Paragraph 9)]*

- (c) Applicant: L Hillhouse  
Proposal: Formation of new access road (retrospective) (EK/04/0713)  
Location: Crofthead Farm, Strathaven

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

- (d) Applicant: William Morrison Supermarkets Plc  
Proposal: Erection of security fence, service ramp and trolley shelters (EK/04/0735)  
Location: 2 MacNeish Way, East Kilbride

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

A report dated 2 February 2005 by the Executive Director (Corporate Resources) was submitted on applications for community grant.

**The Committee decided:** that the applications be dealt with as follows:-

- (a) Applicant: East Kilbride Seniors Forum (EK/155/04)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £350
- (b) Applicant: JAM Club (Jesus and Me), East Kilbride (EK/156/04)  
Purpose of Grant: Equipment  
Amount Awarded: £900

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#### **5 Urgent Business**

There were no items of urgent business.

**AGENDA ITEM  
NO 3**





**ENTERPRISE RESOURCES**  
EXECUTIVE DIRECTOR IAIN URQUHART

**Enterprise Resources**

*Report to:* AREA COMMITTEE (East Kilbride)

*Date of Meeting:* 16/03/05

*Subject:* PLANNING APPLICATION REPORTS

*Report by:* HEAD OF PLANNING, BUILDING CONTROL AND ESTATES

1. REASON FOR REPORT

To seek approval of the recommendations on the planning applications listed below, subject to the terms and conditions detailed in each of the following individual reports.

2. PLANNING APPLICATIONS SUMMARY LIST

Application Number	Applicant	Description	Location	Recommendation
EK/04/0640	George Campbell	Part change of use of upper floor of property to form extension to dental surgery	11 Kirktonholme Road East Kilbride	GRANT SUBJECT TO CONDITIONS
EK/04/0706	Mr & Mrs D Adam	Erection of two storey extension	13 Allan Place Gardenhall East Kilbride	REFUSE
EK/04/0717	Ms Yvonne Neilson	Conversion of barn to form dwelling (Listed Building Consent)	House 1 The Courtyard Laigh Netherfield Farm Strathaven	GRANT SUBJECT TO CONDITIONS
EK/04/0727	Mr G Forbes	Alterations and extension to outbuilding to form dwellinghouse	High Coldstream Farm Strathaven	REFUSE

EK/04/0728	Ms Y Neilson	Conversion of outbuilding to form dwellinghouse and erection of stables	House 1, The Courtyard Laigh Netherfield Farm Strathaven Road Strathaven	GRANT SUBJECT TO CONDITIONS
EK/05/0029	Mr D McGrory	Change of use from dwellinghouse to form dental surgery with flatted dwelling above	5 Old Coach Road The Village East Kilbride	GRANT SUBJECT TO CONDITIONS
EK/05/0036	Mr and Mrs M Shields	Erection of single storey extension	6 Glen Tanner East Kilbride	GRANT SUBJECT TO CONDITIONS

### 3. RECOMMENDATION

It is recommended that Committee agree to determine the planning applications listed above, in accordance with the recommendations, conditions and notes detailed in each of the following reports.

*W. Richardson*

*JW* IAIN URQUHART EXECUTIVE DIRECTOR  
ENTERPRISE RESOURCES

2/3/2005

	<h1>Report</h1>	<b>Agenda Item</b>
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Report to: Date of Meeting: Report by:	<b>East Kilbride Area Committee</b> <b>16/03/2005</b> <b>Executive Director (Enterprise Resources)</b>
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Application No Planning Proposal:	EK/04/0640 Part change of use of upper floor of property to form extension to dental surgery
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## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : George Campbell
- Location : 11 Kirktonholme Road  
East Kilbride

## 2 Recommendation

### 2.1 The Committee is asked to approve the following recommendation:-

Grant Detailed Planning Permission (subject to conditions)

### 2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

It is recommended that a Section 75 Agreement be completed between the Council and the applicant to ensure that the part of the upper floor of the building granted consent shall be occupied as a Orthodontic Dental Practice only and that planning consent shall expire if the use ceases.

## 3 Other Information

- ◆ Applicant's Agent: Stanley C Cook
- ◆ Council Area/Ward: 20 West Mains
- ◆ Policy Reference(s): East Kilbride and District Local Plan – Policies RES5 – Residential Amenity and DC1 and SLP6 – Development Control General.

◆ Representations:

▶ 6 Objection Letters

◆ Consultations:

Roads and Transportation Services (East Kilbride) 23/11/04

Environmental Services 23/11/04



## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site relates to a former detached dwellinghouse at 11 Kirktonholme Road in East Kilbride. The building is currently occupied by an orthodontic dental surgery at ground floor level with a flatted dwelling above. Graveled parking areas lie to the front and rear of the building which were formed when planning permission was originally granted for the part change of use. In addition, a gravel driveway runs along the side of the building, providing access to a car park at the rear. The site is bounded by a detached dwelling to the east, semi-detached dwellings to the north and west and four in a block properties in Harrington Road to the south.
- 1.2 The ground floor currently comprises a surgery, waiting room, hall, two stores and ancillary staff accommodation. A stairway provides access to the upper floor of the building which comprises a living room, bathroom, hall, two bedrooms and a store.

### **2 Proposals**

- 2.1 The applicant intends to convert the part of the upper floor of the property which is currently in residential use to form additional surgery space. The proposal will involve the formation of a further waiting room within the existing living room which is located on the half landing and an additional surgery within one of the existing bedrooms. The remainder of the upper floor of the building will remain in residential use and will comprise a bathroom, bedroom and kitchen/living room. No external alterations are proposed.
- 2.2 The applicant's agent has provided an amended plan showing eleven parking spaces within the site. Although these are provided on existing gravelled areas to the front and rear of the building they are not currently marked out on the site.
- 2.3 In addition to the submitted plans, the applicant has provided a supporting statement indicating that the expansion is required to improve patient care and comfort and provide additional accommodation to alleviate the current cramped reception area. He has stated that the hours of opening will remain as existing (8.30am to 5.30pm Monday to Friday with occasional Saturday opening) and that no additional staff will be employed or patients taken on if permission is granted.

### **3 Background**

- 3.1 **Structure Plan Status**  
None relevant
- 3.2 **Local Plan Status**

The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are RES5 – Residential Amenity and DC1 and SLP6 – Development Control General.

### 3.3 Planning Background

A planning application was submitted in May 1999 for the part change of use from residential to form an orthodontic surgery (Planning Application EK/99/0158). The conversion of the ground floor to form a surgery, x-ray room, waiting room and staff facilities was approved subject to a Section 75 Legal Agreement in October 1999. A second application for the change of use of the upper floor of the building to provide an additional waiting room, surgery, x-ray room and staff facilities was refused by the Planning Committee in October 2002 (Planning Application EK/02/0296). The applicant appealed this decision but this was dismissed. More recently, a similar application to this submission for a part change of use of the upper floor of the building was refused by the East Kilbride Area Committee on 18 May 2004 on the grounds that an inadequate size of residential property would remain at first floor level (Planning Application EK/04/0117).

## 4 Consultations

- 4.1 **Environmental Services** – have offered no objections to the application but have noted that residency of the studio flat be restricted to an employee of the business and that the proposed toilet facilities within the flat be for the sole use of the flat only.

**Response:** Noted. Planning Condition 9 and Informative 1 have been imposed to cover these issues.

- 4.2 **Roads and Transportation Services (East Kilbride Area)** – have provided information on the parking standards for the proposed combination of uses which amounts to eleven spaces and have advised that a turning area also requires to be provided. They have also raised concerns that the demolition of the front boundary wall has resulted in the unauthorized crossing of the footway to provide direct access to the front of the property from the road.

**Response:** The applicant has amended the original car parking plan to provide the required eleven spaces plus a turning area to roads satisfaction. A planning condition has been attached requiring these spaces to be provided and marked out before the work has been completed to provide the additional accommodation (Condition 4). In addition, a condition will be imposed requiring the erection of a wall or fence along part of the front boundary of the property to restrict direct access from the road (Conditions 5 and 6).

## 5 Representations

5.1 Following statutory neighbour notification five letters of objection and one petition containing 54 signatories have been received. The grounds of objection have been summarised as follows: -

- a. **The proposal, if granted will bring additional activity to the area in terms of noise, pollution, traffic congestion and parking problems as a result of additional vehicle movements.**

**Response:** Whilst it is not anticipated that the proposed development will create additional noise or late night activity because no additional staff will be employed or patients taken on, historically there have been traffic and parking problems experienced at the site. Roads and Transportation Services have advised that a number of changes will require to be made to the existing parking facilities within the site and conditions have been attached to this effect and as discussed above. I am satisfied that these conditions will ensure that these problems are minimised.

- b. **Vandalism may increase in the area if the premises remain unoccupied outwith normal business hours.**

**Response:** I do not consider that there is an increased risk of vandalism if planning permission is granted for this proposal. I would add that the remainder of the upper floor of the property would remain in residential use.

- c. **There will be an increased litter problem if planning permission is granted.**

**Response:** I do not consider that litter will increase if planning permission is granted for this proposal.

- d. **If permission is granted, the entire property will be in use as a surgery.**

**Response:** This is not the case. Approximately one third of the upper floor of the building would remain in residential use.

- e. **Previous proposals for the change of use of all and then part of the upper floor of the property to form additional surgeries was refused both by the Council and on appeal.**

**Response:** Noted and accepted. I am however of the view in this instance that the proposal is acceptable given the revised layout of the residential flat to be retained.

- f. **This proposal would further erode the residential character of the building.**

**Response:** Although this change of use will convert part of the upper floor which is currently in residential use to part of the surgery, I am satisfied that the proposed flat will be of an adequate size to serve as a residential flat. I would add that an amended Section 75 Legal Agreement will be required to ensure that if the property is sold on, it will revert to a residential property in its entirety.

- g. Further staff could be employed without planning control which could raise further traffic issues in and around the site.**

**Response:** The applicant has advised that he does not intend to employ any further staff if planning consent is granted. Whilst I acknowledge that this would not be subject to any planning control in the future, I am of the view that the potential for any further staff to be employed is constrained given the size of the additional floor space to be provided.

- h. The surgery has been opening on Saturdays despite there being a planning condition that these should be restricted to Mondays to Fridays only.**

**Response:** There is a planning condition restricting the opening hours to between 9 am and 5pm Monday to Friday and these will also be imposed as a condition of this consent (Condition 2) despite the applicant wishing to open on occasional Saturdays and between the hours of 8.30am and 5.30pm. Any change to the hours would require the submission of a planning application to alter this condition.

- i. If approved, the proposal would affect the value of properties in the area.**

**Response:** This is not a material planning consideration.

These letters have been copied and are available for inspection in the usual manner.

## **6 Assessment and Conclusions**

- 6.1** The issue for determination in this instance is how the proposal relates to policies contained within the adopted local plan for the area.
- 6.2** In terms of the adopted East Kilbride and District Local Plan the site is identified as within a residential area. The proposal can be assessed against policies DC1 and SLP6 – Development Control General. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Proposals should also seek to incorporate quality external materials and conform to policy SLP6. Policy RES5 of the adopted local plan states that the Council will oppose the loss of houses to other uses and will resist any development which will be detrimental to the amenity of such areas. The policy states that developments of an ancillary nature may be acceptable but that applications will be judged on their own merits, taking account of their impact on residential amenity. Dental surgeries are among those developments which may be deemed acceptable. As no physical alterations are proposed in this instance, the principal consideration relates to whether or not the proposed change of use is likely to be acceptable.

- 6.3 The change of use of the ground floor of the property was approved in October 1999 and was granted subject to conditions and a Section 75 Legal Agreement which remains in place. The Section 75 Agreement stated that only the ground floor of the property was to be used as a dental surgery and the upper floor was to be used as a dwellinghouse and that should the surgery cease operation, the property should return to residential use. The surgery should also not be sold or leased as a separate unit. The conditions and the Section 75 Agreement reflected the Council's concerns at the time that the further intensification of the use may affect the amenity of nearby residents. Given that planning permission has already been granted for the change of use of the ground floor of the property to form a surgery, the issue for consideration in this instance is therefore whether the intensification of the use and the conversion of approximately two thirds of the upper floor of the property is likely to be acceptable, albeit that a small element of residential use will remain.
- 6.4 The applicant has stated that he does not intend to employ any additional staff and that the additional space is required to improve patient care. In addition, a supporting statement has been lodged with the application outlining that the nature of the business involves patient referral so that no additional patients could be taken on. The applicant has stated that accommodation levels within the business are cramped in nature and that the current reception area is inadequate and is used for patient instruction as well as a seating/waiting area. Whilst noting the lack of space at present, the applicants wish to expand to the upper floor of the building must be considered alongside any adverse impacts any expansion would have on neighbour residential properties.
- 6.5 Taking account of the additional supporting information provided by the applicant with this application, which was not included with the previous submission, and the revision of the layout and design of the remaining residential flat on the first floor, I am of the view that the proposal can be supported. I note that a number of objections have been received from neighbouring residents whose primary concerns relate to the additional traffic the proposal will generate. Roads and Transportation Services have been consulted on the application but have raised no concerns about any proposed increase in traffic. However, they have noted that a total of eleven parking spaces would be required within the curtilage of the property as a result of the proposed expansion. Whilst the applicant has demonstrated that these can be provided through the submission of a revised plan, I note that there remains potential for problems to occur with on-street parking. This being so, I intend to impose a condition requiring the erection of suitable signage to direct patrons to the on-site parking area (Conditions 7 and 8) and that the car park should be suitably hard surfaced and all spaces marked out before the additional surgery is brought into use (Condition 4). I also note concerns made by Roads and Transportation Services that the removal of the front boundary wall some time ago has encouraged parking in the front garden through the unauthorised crossing of the footway. I therefore intend to impose a further condition requiring the reinstatement of this boundary (Conditions 5 and 6) albeit that the front garden would

still be available for parking and accessible from the original driveway entrance which would be retained.

- 6.6 Concerns raised by objectors about noise outwith normal weekday working hours are accepted and it is noted that the applicant would wish to operate the surgery between 8.30 am and 5.30 pm Monday to Friday with occasional Saturday opening. The original consent however specified that opening should be restricted to between the hours of 9 am and 5 pm Monday to Friday and I intend to impose these hours as a condition of this consent also (Condition 2). It should also be noted that the Section 75 Agreement which is currently in place would require to be amended to take account of the upper floor of the premises if planning permission is granted.
- 6.7 Given the above, I therefore recommend that planning permission is granted for the part change of use on the grounds of the additional information submitted by the applicant on the operation of the business and the change in the layout and accommodation being provided within the flatted dwelling on the first floor of the property.

W. P. DICKSON

FN Executive Director (Enterprise Resources)

8 March 2005

#### Previous References

- ◆ EK/99/0158 – Change of Use from Dwelling to Orthodontic Surgery (Ground Floor) at 11 Kirktonholme Road, East Kilbride.
- ◆ EK/02/0296 - Change of use from residential (Class 9) to form extension to dental surgery (Class 2) at 11 Kirktonholme Road, East Kilbride.
- ◆ EK/04/0117 - Part change of use of upper floor of property to form extension to dental surgery at 11 Kirktonholme Road, East Kilbride.

#### List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Roads and Transportation Services (East Kilbride) 23/11/04

Environmental Services 23/11/04

► Representations

Name of  
Representee : Mrs M McStay  
Address: 15 Kirktonholme Road  
West Mains  
G74 1AS  
Date of reply: 12/11/04

Name of  
Representee : J.J. & J.P. Mackie  
Address: 9 Kirktonholme Road  
West Mains  
East Kilbride  
G74 1AS  
Date of reply: 17/11/04

Name of  
Representee : Mr R Brown  
Address: 16 Kirktonholme Road  
West Mains  
East Kilbride  
Date of reply: 09/11/04

Name of  
Representee : Mr Peacock  
Address: 13 Kirktonholme Road  
East Kilbride  
Date of reply: 09/11/04

Name of  
Representee : S Falconer  
Address: 28 Kirktonholme Road  
West Mains  
East Kilbride  
Date of reply: 15/11/04

Name of  
Representee : Mr Taylor  
Address: 20 Kirktonholme Road  
East Kilbride  
Date of reply: 19/11/04

**Contact for Further Information**

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

Philip Jamieson,  
(Tel :01355 806327 )  
E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)



## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/04/0640

### CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the opening hours of the premises hereby granted consent shall be limited to between 9am and 5pm from Monday to Friday.
- 3 That this permission shall operate for the benefit of George Campbell only and for no other person and on the discontinuance of the occupation of the site by the said person, the hereby approved use as an orthodontist surgery shall cease to the satisfaction of the Council as Planning Authority.
- 4 That before the development hereby approved is completed or brought into use, the car park shown on the plans hereby approved shall be finished in hardstanding and all spaces shown shall be laid out and marked out (including four spaces for the exclusive use of staff) and thereafter maintained as such to the satisfaction of the Council as Planning Authority.
- 5 That before development starts, details of a boundary wall a maximum of 600mm high to be erected for a distance of approximately 10 metres along the boundary marked green on the plan hereby approved shall be submitted to and approved by the Council as Planning Authority.
- 6 That before the development hereby approved is completed or brought into use, the wall or fence required under Condition 5 above shall be erected and thereby retained as such to the satisfaction of the Council as Planning Authority.
- 7 That before development starts, details of the location, height and specification of car park directional signage shall be submitted to and approved by the Council as Roads and Planning Authority.
- 8 That before the development hereby approved is completed or brought into use, the signage required under Condition 7 above shall be erected and thereby retained as such to the satisfaction of the Council as Planning Authority.
- 9 That the WC within the residential flat at first floor level shall be used only by the occupants of the flat and not by patrons of the orthodontic dental surgery.

## **REASONS**

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To safeguard the amenity of the area.
- 3 In order to retain effective planning control.
- 4 In the interest of road safety.
- 5 In the interest of road safety.
- 6 In the interest of road safety.
- 7 In the interest of road safety.
- 8 In the interest of road safety.
- 9 In the interests of amenity and in order to retain effective planning control.

## **INFORMATIVES**

- 1 The applicant is advised that as there is no separate access for occupants of the studio flat, and as there is the possibility that there may be noise associated with the commercial areas of the building, that only residency associated with the business is permitted.



Map at Scale 1:1250

11 KIRKTONHOLME ROAD, EAST KILBRIDE



Drawn 23/02/2005

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.







	<h1>Report</h1>	<b>Agenda Item</b>
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Report to:	<b>Area Committee</b>
Date of Meeting:	<b>16/03/05</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/04/0706
Planning Proposal:	Erection of two storey extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs D Adam
- Location : 13 Allan Place  
Gardenhall  
East Kilbride

## 2 Recommendation(s)

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

- (1) Refuse detailed Planning Permission

### 2.2 Other Actions/Notes

## 3 Other Information

- ◆ Applicant's Agent: BM Design
- ◆ Council Area/Ward: 30 Lindsay
- ◆ Policy Reference(s): DC1 & SLP6 – Development Control General

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

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)





## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a two-storey detached house at Allan Place in the Gardenhall area of East Kilbride. The application site is bounded on all sides by residential properties except to the north where it is bounded by amenity open space.

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

- 2.1 This is a detailed planning application for the erection of a two storey extension to the side and rear of the existing dwellinghouse. The proposed extension would provide approximately 33 square metres of additional floorspace to the house and would be utilised as a bedroom and en-suite bathroom. The extension would be constructed above an existing ground floor side and rear extension within the site, it would incorporate a pitched roof and would carry through the line of the eaves of the existing house. The extension would also incorporate windows on the front and rear elevations and would be finished with concrete roof tiles, rendered walls and UPVC windows to match the existing house.

### **3 Background**

#### **3.1 Local Plan Status**

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)**

Roads and Transportation Services – have recommended that the application be refused as the applicant cannot provide the required off street parking for the development. Three parking spaces are required for a property with four bedrooms or more and although only two rooms are designated as bedrooms on the submitted drawings the layout of the upper floor lends itself as to the formation of four bedrooms. The parking requirement therefore, is based on there being four bedrooms in the property.

Response: Noted and accepted.

### **5 Representation(s)**

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

**The extension would project beyond the existing building line in the street and therefore, the extended house would be out of character with the surrounding dwellings.**

**Response:** It is considered that the scale and design of the extension is acceptable and that the extended house will be in keeping with the existing dwellings in the surrounding area.

**The extension will block sunlight to the rear windows of the adjacent property at 15 Allan Place and will completely overshadow the property.**

**Response:** It is accepted that the proposal will result in a degree of overshadowing to the above property. However, as the extension would be north facing it is my opinion that any overshadowing caused will be minimal and will not adversely affect the adjacent property.

**The extension will have a n a dverse impact on the o utlook of the adjacent property 15 Allan Place.**

**Response:** It is considered that the scale and design of the extension is acceptable and that the extension will not adversely affect the outlook of the adjacent property

## **6 Assessment and Conclusions**

The determining issue that requires to be addressed in respect of this application is compliance with local plan policy

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.

Whilst it is considered that the scale and design of the extension is acceptable and that the extended house will be in keeping with dwellings in the surrounding area Roads and Transportation Services have recommended that the application be refused in this instance due to the applicant not being able to meet the Council's car parking requirements.

As the proposed off-street parking associated with the application is insufficient to accommodate the requirements of the proposal, thereby resulting in the parking of vehicles on-street causing adverse traffic conditions I would recommend that planning permission be refused.



**Executive Director (Enterprise Resources)**

**21 February 2005**

**Previous References**



**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (East Kilbride) 11/01/05
- ▶ Representations
  - Name of                      Mr and Mrs J Govan
  - Representee :
  - Address:                    15 Allan Place
  - Gardenhall
  - East Kilbride
  - G75 8BZ
  - Date of reply:              18/12/04

**Contact for Further Information**

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

Jim Blake,  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/04/0706

### **REASONS FOR REFUSAL**

- 1        The proposed off-street parking associated with the application is insufficient to accommodate the requirements of the proposal, thereby resulting in the parking of vehicles on-street causing adverse traffic conditions.

### **INFORMATIVES**



Map at Scale 1:1250

13 ALLAN PLACE, EAST KILBRIDE



Drawn 01/03/05

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.









# Report

**Agenda Item**

Report to: **East Kilbride Area Committee**  
 Date of Meeting: **16 March 2005**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: **EK/04/0717**  
 Planning Proposal: **Conversion of outbuilding to form dwelling (Listed Building Consent)**

## 1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Ms Yvonne Neilson
- Location : House 1 The Courtyard  
Laigh Netherfield Farm  
Strathaven

## 2 Recommendation(s)

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

- (1) Grant Listed Building Consent (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: Hg Architects
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): Policies SLP1 and SLP6
- ◆ Representation(s):  
None



## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a 19<sup>th</sup> Century detached Category 'B' listed farmhouse, steading and its curtilage, known as Laigh Netherfield Farm, within the Greenbelt. The building group currently exists as three separate dwellings.
- 1.2 The application site is bounded to the north by a field containing an agricultural building to the west and south by a farm workers dwelling and residential property and to the east by agricultural land. A shared vehicular access serves the property from the Strathaven to Stonehouse Road (A71).

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

- 2.1 The applicant proposes to convert the existing garage serving her dwelling to form an additional dwelling. The works will include the formation of doors and windows to match the adjacent buildings on site with a small extension on the north elevation to form a dining area.
- 2.2 The proposed dwelling will be finished in the same materials as the existing buildings on site and will provide lounge and dining area, study, kitchen, bathroom and two bedrooms. The dwelling will be served by a septic tank. The applicant also intends to erect a stable block comprising of two stables and a store

### **3 Background**

#### **3.1 Local Plan Status**

The application site is located within the Greenbelt as designated within the adopted East Kilbride and District Local Plan. The proposal can be assessed against Policy SLP1 – Greenbelt and Policy SLP6 – Development Control General. Policy ENV10 relates to Listed Buildings and an assessment of the proposal against these policies is contained in Section 6.0 below.

#### **3.2 Planning Background**

Previous Planning and Listed Building applications for the subdivision of Laigh Netherfield Farm steading to provide two additional dwellings (Planning Applications EK/03/0102 and EK/03/0151) were approved on 2 October 2003.

### **4 Consultation(s)**

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

### **5 Representation(s)**

- 5.1 No letters of objection were received in respect of the Listed Building Application.

## **6 Assessment and Conclusions**

- 6.1 The applicant intends to convert an existing garage to form an additional two bedroom dwelling. The garage forms a part of a traditional farm steading which has previously been converted to form a total of three dwellings.
- 6.2 The proposal can be assessed against Policy SLP1- Greenbelt and Policy SLP6- Development Control General of the adopted East Kilbride and District Local Plan. Policy SLP1 States that development within the Green belt should be designed so as not to adversely affect the natural and amenity value of the Greenbelt. Policy SLP6 states that all planning applications should take fully into account the local context and built form. The subdivision of residential units should provide adequate parking and a satisfactory aspect.
- 6.3 In assessing the proposal against Policy SLP1 – Greenbelt, I consider that the principle of the building's suitability for conversion was established when the previous consent for subdivision was granted. The current proposal involves a small scale extension to the property which again is acceptable in terms of the Greenbelt policy. In terms of Policy SLP6, the alterations and finishes to the building match the adjacent buildings on site. Two additional parking spaces will be provided and whilst the property is close to a working farm, I am satisfied that there is adequate separation within the rural context.
- 6.4 Policy ENV10 relates to Listed Buildings and states that the Council will ensure all works to listed buildings are in keeping with the age and character of the building. The proposed works at Laigh Netherfield match the adjacent buildings and I am satisfied that the proposal complies with Policy ENV10.

Given the above, I would raise no objections to the proposal and therefore recommend that listed building consent is granted.

**Executive Director (Enterprise Resources)**  
**22 February 2005**

### **Previous References**

- ◆ EK/03/0102
- ◆ EK/03/0151

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

**Contact for Further Information**

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

Lesley Campbell,  
(Tel :01355 806314 )  
E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

## Listed Building Application

PAPER APART – APPLICATION NUMBER : EK/04/0717

### CONDITIONS

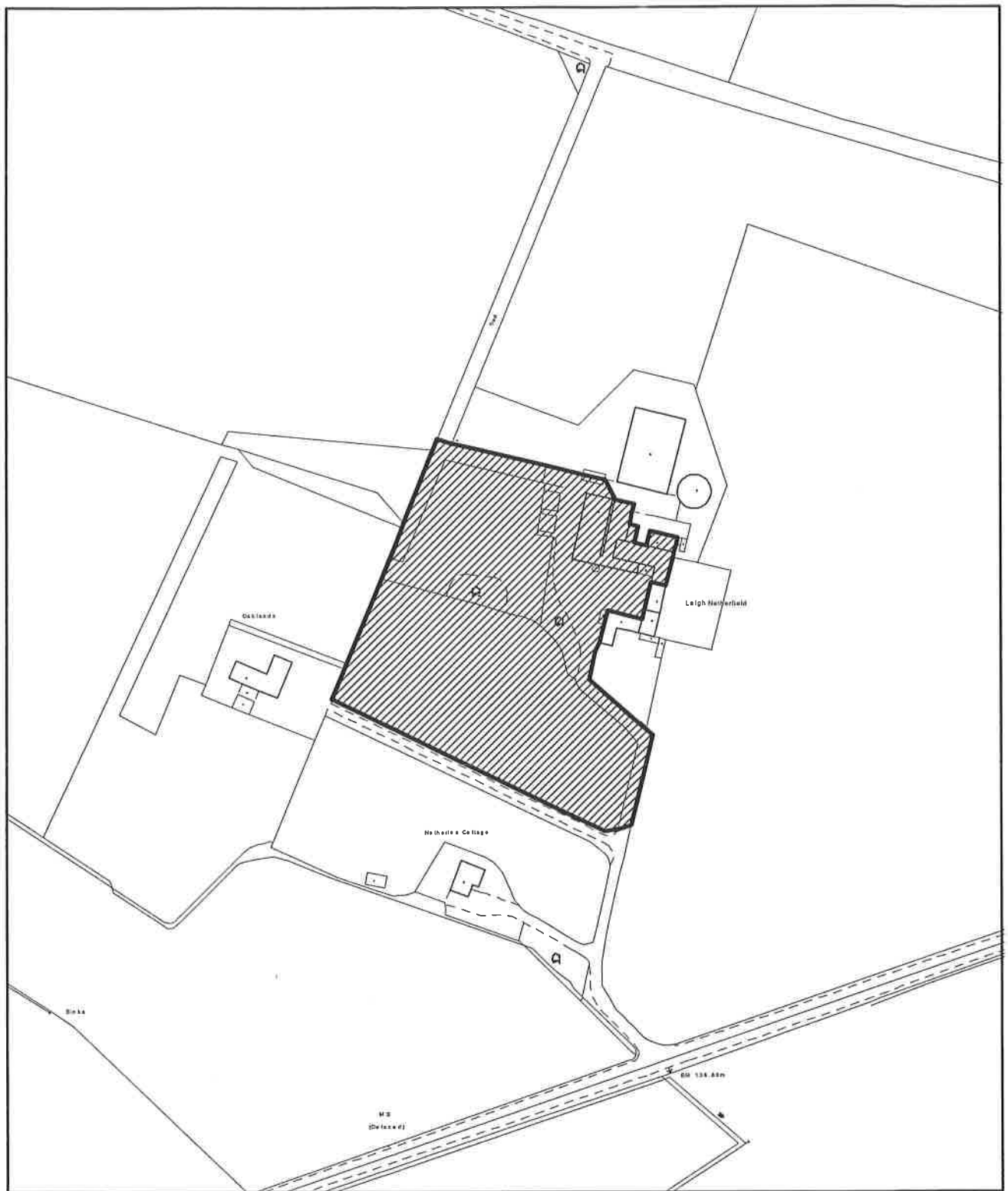
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the conversion hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.
- 4 Repairs to the slated roof areas shall be undertaken in natural slate to match existing.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the dwelling hereby approved is completed or brought into use, two no. parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 8 That before development starts, details of the surface finishes to all parking areas shall be submitted to and approved by the Council as Planning Authority.
- 9 That no dwellinghouse shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of SEPA and Scottish Water. Septic tank and soakaways shall require to be designed and constructed in accordance with the current code of practice BS6297:1983

## 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 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 These details have not been submitted or approved.
- 9 To ensure the provision of a satisfactory sewerage system.







Map at Scale 1:2500

HOUSE 1, THE COURTYARD

LAIGH NETHERFIELD FARM, STRATHAVEN



Drawn 02/03/2005







# Report

Agenda Item

Report to: **East Kilbride Area Committee**  
 Date of Meeting: **16/03/2005**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: **EK/04/0727**  
 Planning Proposal: **Alterations and extension to outbuilding to form dwellinghouse**

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr G Forbes
- Location : High Coldstream Farm  
Strathaven

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation:-

Refuse Detailed Planning Permission (For Reasons Stated)

### 2.2 Other Actions/Notes

The Area Committee has delegated powers to determine the application.

## 3 Other Information

- ◆ Applicant's Agent: Stanley C Cook
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): East Kilbride and District Local  
Plan – Policies DC1 and SLP6 –  
Development Control General  
and SLP1 - Greenbelt

- ◆ Representation(s):

None

◆ Consultation(s):

TRANSCO (Plant Location)

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

Scottish Water

Environmental Services

Power Systems

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to High Coldstream Farm, an existing residential property and associated land and outbuildings situated on an elevated site to the north of Strathaven and approximately midway between the A726 Strathaven to East Kilbride Road and the A723 Strathaven to Hamilton Road.
- 1.2 The site extends to approximately 4,800 square metres and comprises the existing dwelling, two outbuildings to its east, a garden to the front and a turning/parking area to the rear. Open farmland surrounds the property beyond.

### **2 Proposal**

- 2.1 This is a detailed planning application for alterations and an extension to one of the outbuildings to the east of the house to form a dwellinghouse. The existing building measures approximately 10 metres by 6.8 metres and is of traditional stone construction with a slated roof. The proposal will involve the demolition of the eastern gable of the building and the front and rear walls and the erection of a one and a half storey replacement dwelling retaining the western gable of the existing property.
- 2.2 The proposed house would measure approximately 15 metres by 6.8 metres representing a 50% increase in the footprint of the existing building. Accommodation would be provided on two floors and would comprise a lounge, TV room, dining room, kitchen, utility room, shower room and entrance hall on the ground floor level. Four bedrooms, a bathroom, further en-suite bathroom and a store would be provided on the first floor. The house would be traditional in design and proposed materials would be roughcast to the walls and natural slate to the roof. A garden area would be provided to the front of the house and a car parking/turning area to the rear.

### **3 Background**

#### **3.1 Structure Plan Status**

None relevant.

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

The application site is identified as Greenbelt in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General and SLP1 – Greenbelt.

#### **3.3 Relevant Government Advice/Policy**

None relevant.

### 3.4 Planning Background

Planning permission was granted in May 2000 for the erection of an extension to and the refurbishment of the existing farmhouse and steading buildings at High Coldstream Farm.

## 4 Consultations

- 4.1 **Environmental Services** - have offered no objections in principle but have advised that a condition be imposed on noise levels during construction.

**Response** – A condition to this effect could be imposed if permission was to be granted.

- 4.2 **Roads and Transportation Services, (East Kilbride)** – have advised that the sightlines at the junction of the access road to the property with the Coldstream Highway do not meet the required visibility splays and have recommended that planning permission be refused unless the applicant can gain control of the land on either side of the junction.

**Response** – Noted. The applicant is advised that he could gain control of the visibility splays at either side of the junction if required.

- 4.3 **SEPA (West Region)** – have offered no objections subject to the drainage arrangements being to their satisfaction.

**Response** – Conditions and/or advisory notes to this effect could be imposed if permission was to be granted.

- 4.4 **Power Systems** - have offered no objections but have provided a plan showing the known location of overhead and underground apparatus owned by them.

**Response** – None of their apparatus would be affected by the proposals.

- 4.5 **Scottish Water** - have offered no objections but have advised that the applicant contact them with regard to the provision of a public water supply. They have also advised that drainage should be treated by septic tank and that this should be located to allow easy access for emptying by tanker.

**Response** – Conditions and/or advisory notes to this effect could be imposed if permission was to be granted.

- 4.6 **TRANSCO (Plant Location)** - have offered no objections but have provided a plan showing the known location of underground apparatus owned by them.

**Response** – None of their apparatus would be affected by the proposals.

## 5 Representations

- 5.1 No representations have been received in respect of the application.



## **6 Assessment and Conclusions**

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted Local Plan for the area. More specifically, the proposal can be assessed firstly in terms of the principle of the development and, if this is deemed acceptable, whether the design and location of the house is appropriate.
- 6.2 Policy SLP1 – Greenbelt – of the adopted Local Plan provides advice on the rehabilitation or change of use of disused or redundant buildings for residential purposes within the greenbelt and sets out eight criteria which require to be addressed for such a proposal to be considered acceptable. One of these is that the building should be of a size which is capable of accommodating the proposal without the need for major extensions or alterations. In this case, the proposed dwelling will occupy approximately 150% of the footprint of the existing building and will require the removal of the roof and demolition of three of the walls. In this regard, substantial demolition and rebuilding works will be required which I do not consider to be minor in nature and more akin to the erection of a new building. In this respect, I am of the view that the proposal, if approved, would be contrary to this aspect of Policy SLP1 of the plan.
- 6.3 Looking at the other aspects of this part of the policy, I accept that the proposal meets a number of the criteria. It is of a traditional design and largely intact with stone walls and a traditional stone roof. No consultation responses have been received which would warrant its refusal and no objections have been lodged. I further accept that the design of the replacement building proposed is acceptable for the greenbelt location, albeit that it fails to meet the policy in terms of its principle. However, I would maintain that this outweighs the other parts of the policy and recommend that planning permission be refused for the reason stated.

  
fr Executive Director (Enterprise Resources)

**28 February 2005**

### **Previous References**

- ◆ EK/00/0019 – Erection of extension to and refurbishment of existing farmhouse and steading buildings at High Coldstream Farm, Strathaven.

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

► Consultations	
Environmental Services	18/01/05
Roads and Transportation Services (East Kilbride)	14/02/05
S.E.P.A. (West Region)	18/02/05
TRANSCO (Plant Location)	08/02/05
Scottish Water	01/02/05
Power Systems	28/01/05

#### **Contact for Further Information**

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

Philip Jamieson,  
(Tel :01355 806327 )  
E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

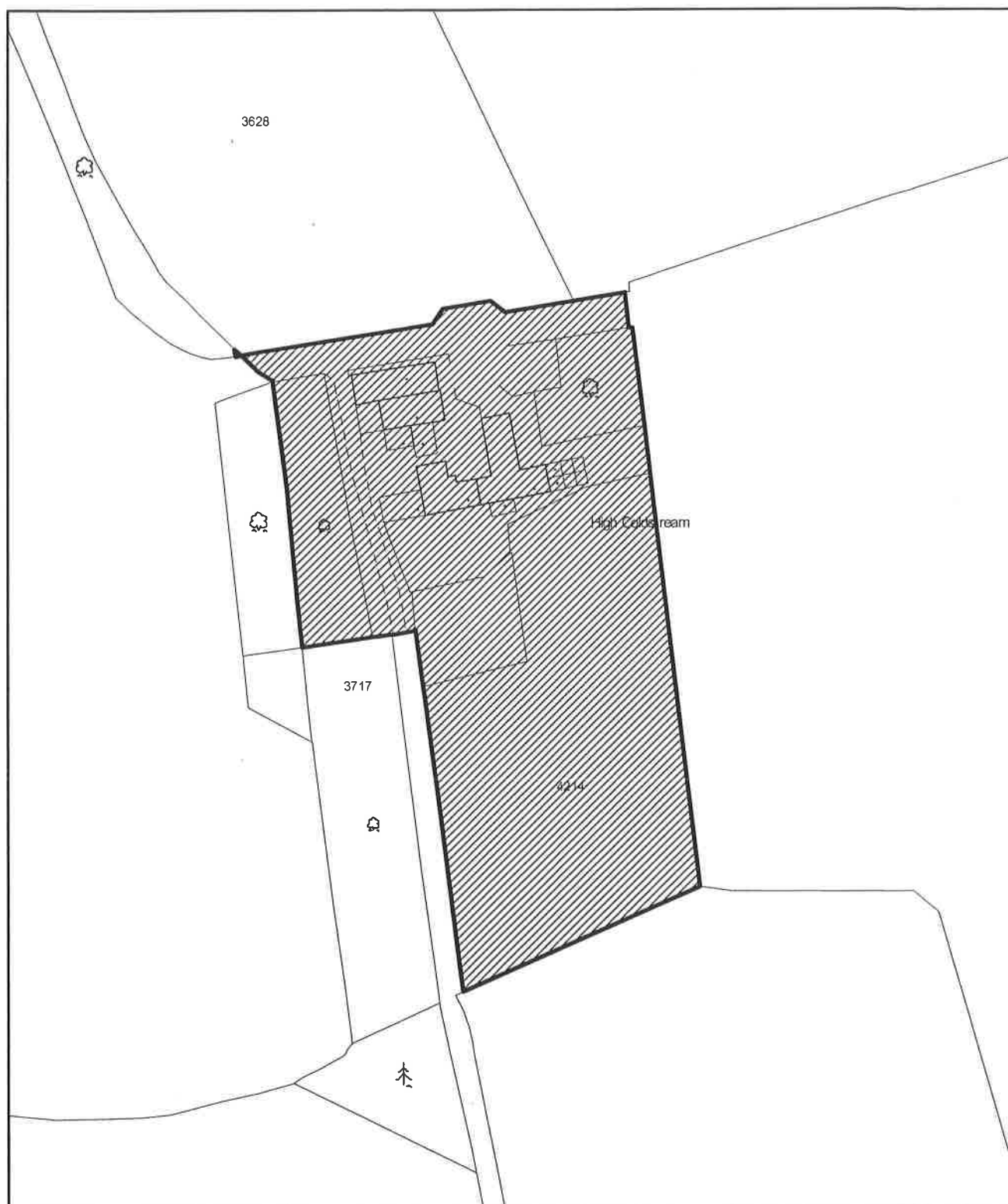
Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/04/0727

### **REASONS FOR REFUSAL**

- 1      The proposal is contrary to Policy SLP1 of the East Kilbride and District Local Plan as it would constitute new residential development in the Greenbelt without appropriate justification.





Map at Scale 1:1250

HIGH COLDSTEAM FARM, STRATHAVEN



Drawn 23/02/2005









	<h1>Report</h1>	<b>Agenda Item</b>
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Report to:	<b>Area Committee</b>
Date of Meeting:	<b>16 March 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/04/0728
Planning Proposal:	Conversion of outbuilding to form dwellinghouse and erection of stables

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Ms Y Neilson
- Location : House 1, The Courtyard  
Laigh Netherfield Farm  
Strathaven Road  
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: Hg Architects
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): Policies SLP1 and SLP6
  
- ◆ Representation(s):
  - ▶ 1 Objection Letter

◆ Consultation(s):

Avondale North

Public Protection - Environmental Health (East Kilbride)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a 19<sup>th</sup> Century detached Category 'B' listed farmhouse, steading and its curtilage, known as Laigh Netherfield Farm, within the Greenbelt. The building group currently exists as three separate dwellings.
- 1.2 The application site is bounded to the north by a field containing an agricultural building to the west and south by a farm workers dwelling and residential property and to the east by agricultural land. A shared vehicular access serves the property from the Strathaven to Stonehouse Road (A71).

### **2 Proposal**

- 2.1 The applicant proposes to convert the existing garage serving her dwelling to form an additional dwelling. The works will include the formation of doors and windows to match the adjacent buildings on site with a small extension on the north elevation to form a dining area.
- 2.2 The proposed dwelling will be finished in the same materials as the existing buildings on site and will provide lounge and dining area, study, kitchen, bathroom and two bedrooms. The dwelling will be served by a septic tank. The applicant also intends to erect a stable block comprising of two stables and a store.

### **3 Background**

#### **3.1 Local Plan Status**

The application site is located within the Greenbelt as designated within the adopted East Kilbride and District Local Plan. The proposal can be assessed against Policy SLP1 – Greenbelt and Policy SLP6 – Development Control General and an assessment of the proposal against these policies is contained in Section 6.0 below.

#### **3.2 Planning Background**

Previous Planning and Listed Building application for the subdivision of Laigh Netherfield Farm steading to provide two additional dwellings (Planning Applications EK/03/0102 and EK/03/0151) were approved on 2 October 2003.

### **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 in respect of this application. The points raised are summarised below.

The property is a working farm and the proposed dwelling would have an aspect over the cattle court, feeding court and slurry pit. This may have further impact on a working farm.

Response – There is a distance of approximately 10 metres between the proposed dwelling and the adjoining land. I am satisfied that there is sufficient distance between the two uses.

## **6 Assessment and Conclusions**

- 6.1 The applicant intends to convert an existing garage to form an additional two bedroom dwelling. The garage forms part of a traditional farm steading which has previously been converted to form a total of three dwellings.
- 6.2 The proposal can be assessed against Policy SLP1 – Greenbelt and Policy SLP6 – Development Control General. Policy SLP1 states that development within the Greenbelt should be designed so as not to adversely affect the natural and amenity value of the Greenbelt. The policy also refers to the conversion of outbuildings within the Greenbelt. Policy SLP6 states that all planning applications should take fully into account the local context and built form. The subdivision of residential units should provide adequate parking and a satisfactory aspect.
- 6.3 In assessing the proposal against Policy SLP1 – Greenbelt, I consider that the principle of the building's suitability for conversion was established when the previous consent for subdivision was granted. The current proposal involves a small scale extension to the property which again is acceptable in terms of the Greenbelt policy. In terms of Policy SLP6, the alterations and finishes to the building match the adjacent buildings on site. Two additional parking spaces will be provided and whilst the property is close to a working farm, I am satisfied that there is adequate separation within the rural context.
- 6.4 Given the above, I would raise no objections to the proposal and therefore recommend that planning permission is granted.



 **Executive Director (Enterprise Resources)**

**21 February 2005**

### **Previous References**

- ◆ EK/03/0102
- ◆ EK/03/0151

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

- ▶ Representations

Name of	BSP Architects
Representee :	
Address:	Ravenstone House 4 Ravenstone Drive Glasgow G46 6AL
Date of reply:	03/02/05

### **Contact for Further Information**

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

Lesley Campbell,  
(Tel :01355 806314 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/04/0728

**CONDITIONS**

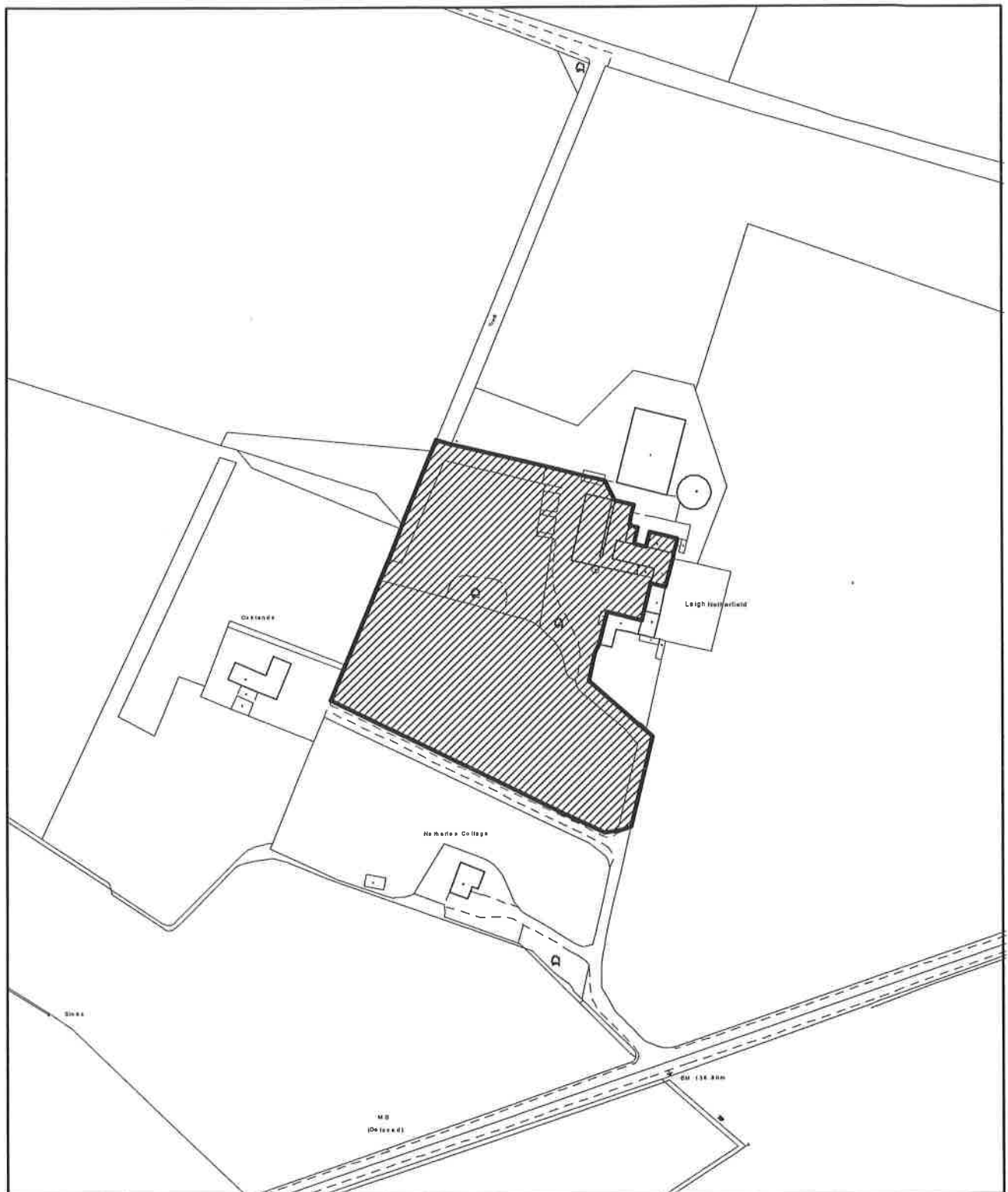
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the conversion hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.
- 4 Repairs to the slated roof areas shall be undertaken in natural slate to match existing.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the dwelling hereby approved is completed or brought into use, two no. parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 8 That before development starts, details of the surface finishes to all parking areas shall be submitted to and approved by the Council as Planning Authority.
- 9 That no dwellinghouse shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of SEPA and Scottish Water. Any Septic Tank or soakaway shall require to be designed and constructed in accordance with the current code of practice BS6297:1983

## 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 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 These details have not been submitted or approved.
- 9 To ensure the provision of a satisfactory sewerage system







Map at Scale 1:2500

HOUSE 1, THE COURTYARD

LAIGH NETHERFIELD FARM, STRATHAVEN



Drawn 02/03/2005

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.







	<h1>Report</h1>	<b>Agenda Item</b>
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Report to: Date of Meeting: Report by:	<b>Area Committee</b> <b>16/03/05</b> <b>Executive Director (Enterprise Resources)</b>
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Application No Planning Proposal:	EK/05/0029 Change of use from dwellinghouse to form dental surgery with flatted dwelling above.
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## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr D McGrory
- Location : 5 Old Coach Road  
The Village  
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 the application.

## 3 Other Information

- ◆ Applicant's Agent: N/A
- ◆ Council Area/Ward: 19 East Mains
- ◆ Policy Reference(s): Policies RES 5 and SLP 6
  
- ◆ Representation(s):  
2 Objection Letters

◆ Consultation(s):

Scottish Water

East Mains

East Mains Community Council

Environmental Services

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a site at 5 Old Coach Road, The Village, East Kilbride. The application site is situated on the corner of Old Coach Road and Wardrop Place. The site is bounded by residential dwellings to the north and east. Further residential dwellings are located across Wardrop Place to the west and Old Coach Road to the south. The site is occupied by a two storey detached villa which has previously been extended to the rear. The site is bounded by mature hedging.

### **2 Proposal**

- 2.1 The applicant wishes to change the use of the ground floor, including the extended areas to form a dental surgery with the upper floor remaining as a separate residential unit accessed from the existing sun porch on the east elevation. The surgery accommodation will consist of two surgeries, waiting room, reception/file area, two offices, staff room, steriliser room and toilet facilities for both staff and patients. Twelve parking spaces will be provided within the curtilage of the property.
- 2.2 The upper floor of the property will be converted to form a separate residential flat. The flat will have a separate access through the existing sun porch. A new stairway will be constructed to give access to the upper floor. The flat will consist of one bedroom, lounge, kitchen and shower room. There will be no access from the surgery to the flat.

### **3 Background**

- 3.1 The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. The site is identified as within a residential area and Policy RES5 – Residential Amenity would apply. Policy SLP6 – Development Control General would also apply. An assessment of the proposal against these policies is contained in Section 6 below.

### **4 Consultation(s)**

- 4.1 SLC Roads and Transportation Services assessed the proposal against the Roads Guidelines and are satisfied that 12 parking spaces will be sufficient to serve both the surgery and the flat.  
Response – Noted.
- 4.2 SLC Environmental Services raised no objections to the proposal.  
Response – Noted.
- 4.3 SEPA raised no objection subject to the development connecting to the public sewer.

Response – Noted and a condition will be attached to this effect (Condition No 4).

4.4 East Mains Community Council made the following comments –

- (a) The property should be retained as residential.

Response – The upper floor will remain as a separate residential unit.

- (b) There should be adequate parking for patients as Old Coach Road is not suitable for parking.

Response – Noted. Roads and Transportation Services are satisfied with the parking provision.

- (c) There should be no exterior alterations other than an access ramp for disabled persons.

Response – The applicant has shown the ramp on the plans. This would be required along with the laying out of parking spaces and removal of shrubbery and some trees. (Conditions Nos. 5 & 6)

- (d) If any trees are removed, replacement trees should be planted in alternative locations.

Response – Noted and a condition can be attached to this effect (Condition No 6).

- (e) The mature laurel hedge at Wardrop Place should be retained.

Response – Noted. A condition will be attached to this effect (Condition No 6).

**5 Representation(s)**

5.1 Following statutory neighbour notification, two letters of objection were received. The points raised are summarised below.

- (a) There is a dental surgery and natural health centre at Nos 1 and 3 Old Coach Road and neither have car parking spaces. Patients of these businesses park on Wardrop Place or on Old Coach Road. A further development, albeit with its own parking will exacerbate this problem.

Response – The applicant proposes to provide 12 car parking spaces within the site and Roads and Transportation Services have confirmed that they are satisfied with the parking provision on site.

- (b) Although the planning application initially only seeks consent for two surgeries, there will be demand for additional surgeries in the future.

Response – The planning consent is based on the attached drawings and any changes to the number of surgeries would require to be the subject of a further planning application.




- (c) Prior to planning consent being granted a report on the design of the practice with regard to disability access, emergency access, waste disposal, radiation and cross infection control areas should be submitted.

Response – Environmental Services raised no objections to the proposal and disability access has been provided, however the other items are covered by separate legislation and are not relevant planning matters.

## **6 Assessment and Conclusions**

- 6.1 The applicant intends to change the use of the ground floor of 5 Old Coach Road to form a dental surgery. A separate residential flat would be formed on the upper floor which would be accessed via a new stairwell separate from the surgery.
- 6.2 The proposal can be assessed against the policies contained in the East Kilbride and District Local Plan. The site is within a designated residential area and Policy RES5 – Residential Amenity would apply. Policy RES5 states that within residential areas, the Council will oppose the loss of houses to other uses and resist any development which is detrimental to the amenity of these areas. Developments of an ancillary nature e.g dental surgeries, may be acceptable with particular consideration given to residential amenity and parking arrangements. Policy SLP6 relates to Development Control and states that all planning applications must take into account the local context and built form. All developments should have regard to use of materials and landscape treatment, together with accessibility.
- 6.3 The application site is occupied by a two storey detached villa with mature planting within the site and mature hedging on its boundary. The proposal involves minor alterations to the exterior of the building including the formation of a disabled access ramp and parking spaces. Some trees and shrubbery will require to be removed to allow the parking spaces to be provided, however, the mature planting, in particular the hedging contributes to the residential appearance of the building and the amenity of the area in particular. In order to protect this amenity and comply with the policies contained in the adopted local plan, I have attached conditions to the planning consent protecting the trees and hedges and requiring further details on the replanting of any trees lost. In terms of Policy RES5 and the loss of a residential property, I am satisfied that the building will retain the appearance of a dwelling and that the residential use of the site will continue with the development of a separate flat on the upper floor.
- 6.4 Given the above, I consider that the proposal complies with the provisions of the East Kilbride and District Local Plan and would recommend that planning permission be granted.



 **Executive Director (Enterprise Resources)**  
**21 February 2005**

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - East Mains Community Council 08/02/05
  - Environmental Services 08/02/05
  - Roads and Transportation Services (East Kilbride) 11/02/05
  - S.E.P.A. (West Region) 10/02/05
- ▶ Representations
  - Name of Representee : J A Shanks
  - Address: 8 Old Coach Road  
East Kilbride
  - Date of reply: 16/02/05
  - Name of Representee : Thomas G Lamont
  - Address: 1 Old Coach Road  
East Kilbride
  - Date of reply: 07/03/05

### Contact for Further Information

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

Lesley Campbell,  
(Tel :01355 806314 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0029

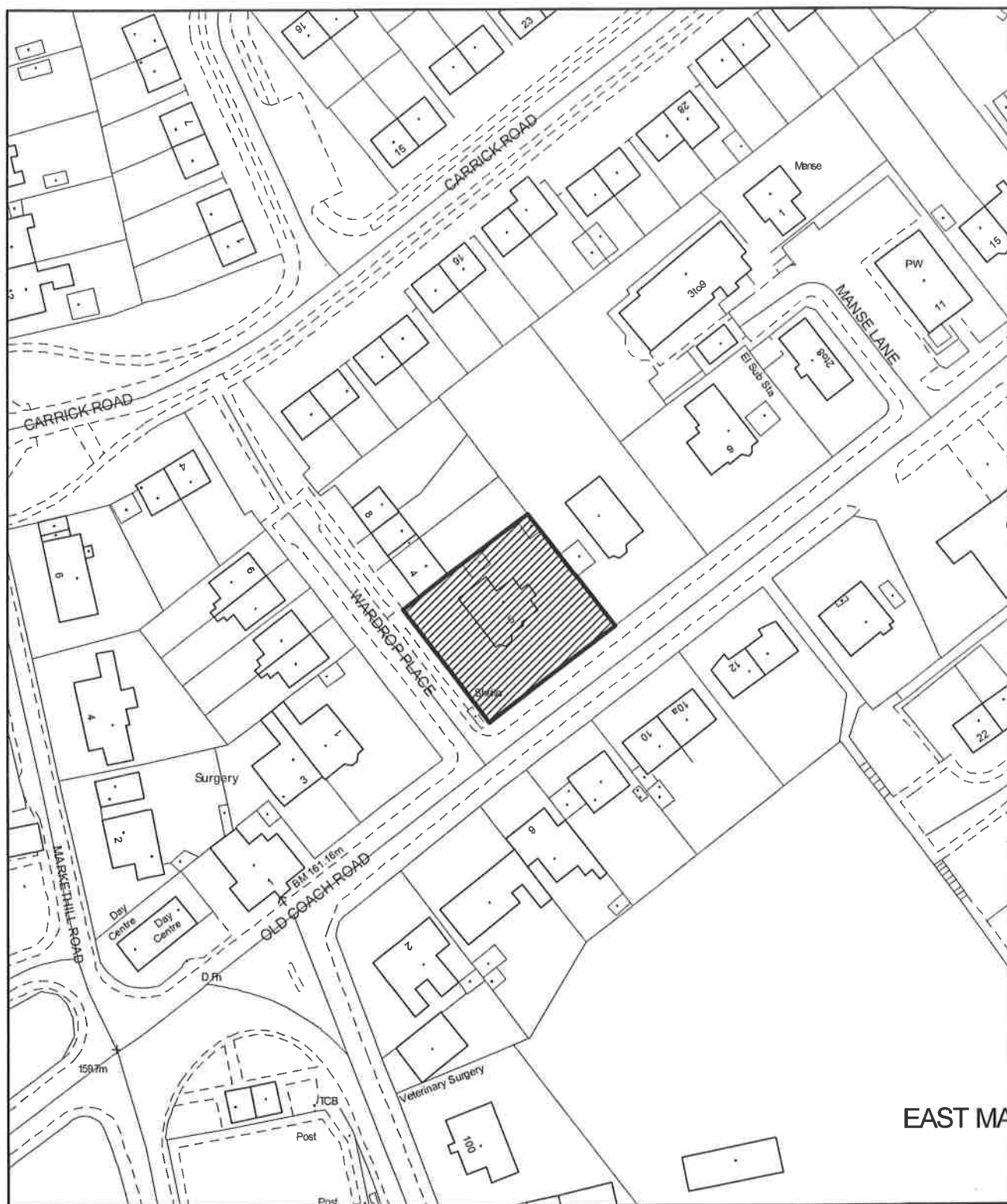
### CONDITIONS

- 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 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.
- 4 That no dwellinghouse shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 5 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 6 That two copies of a plan shall be submitted to the Council indicating the existing trees, hedges and shrubs on the site, including a note of height, species, base level and extent of canopy or branch spread, those to be retained and any proposed planting of trees, shrubs and hedges and that no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 7 That before the change of use hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 8 That before the change of use hereby approved is completed or 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.

- 9 That before development starts, details of the surface finishes and signage to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 10 That before the change of use hereby approved is completed or brought into use, 7 no. parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to serve Surgery No.1 with a further 5 no. parking spaces constructed and laid out prior to Surgery No.2 being brought into use to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 11 That the opening hours of the dental surgery shall only be limited to 8am-6pm Monday to Friday and 9am-1pm on Saturdays.
- 12 That the upper floor of the property will remain in residential use and that no more than two surgeries can be provided without the prior written consent 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 In the interests of amenity and in order to retain effective planning control.
- 4 To ensure the provision of a satisfactory sewerage system
- 5 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 6 To ensure the protection and maintenance of the existing mature trees within the site and to retain effective planning control.
- 7 In the interest of public safety
- 8 In the interest of public safety
- 9 These details have not been submitted or approved.
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 To safeguard the amenity of the area.
- 12 In order to retain effective planning control.



Map at Scale 1:1250

5 OLD COACH ROAD, THE VILLAGE, EAST KILBRIDE



Drawn 02/03/2005









# Report

Agenda Item

Report to: **Area Committee**  
Date of Meeting: **16/03/05**  
Report by: **Executive Director (Enterprise Resources)**

Application No EK/05/0036  
Planning Proposal: Erection of single storey extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr and Mrs M Shields
- Location : 6 Glen Tanner  
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:
- ◆ Council Area/Ward: 15 Calderglen
- ◆ Policy Reference(s): Policies SLP6 and DC1
- ◆ Representation(s):
- 1 Objection Letter
- ◆ Consultation(s):
- ◆ Roads and Transportation Services (East Kilbride)



## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a two storey detached house at Glen Tanner in the Calderglen area of East Kilbride. The site is bounded on all sides by residential properties. Access to the site is via an existing driveway off Glen Tanner.

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

- 2.1 This is a detailed planning application for the erection of a single storey extension to the front, side and rear of the house. The proposed extension would provide approximately 51 square metres of additional floorspace to the existing building. The extension would project 4.80 metres beyond the existing rear elevation of the dwellinghouse and would be located in line with an existing single storey rear extension. It would extend approximately 2.80 metres from the side elevation of the building and would leave a gap of approximately 0.60 metres to the boundary. The extension would also project approximately 6.00 metres from the main front building line of the house, however, it would not extend beyond the existing integral garage.
- 2.2 The proposed materials for the extension are concrete roof tiles, rendered walls and white UPVC windows all to match the existing house. The proposed accommodation comprises an entrance porch, bedroom, music room and toilet.

### **3 Background**

#### **3.1 Local Plan Status**

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)**

Roads and Transportation Services – have no objection to the proposal.  
Response: Noted.

### **5 Representation(s)**

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

**The scale of the proposed extension is excessive and the extended house will be out of character with the other dwellings in the surrounding area.**

**Response:** It is considered that the scale and the design of the extension is acceptable and that the extended house will be in keeping with both the existing house and dwellings in the surrounding area.

**The extension will have a significant impact on the privacy of the owners of the adjacent property at 4 Glen Tanner.**

**Response:** No side windows are proposed for the extension, therefore it is considered that the extension will not adversely affect the amenity of the above property in terms of loss of privacy.

**The extension will have an adverse impact on the existing levels of light to the adjacent property at 4 Glen Tanner.**

**Response:** It is accepted that the proposal will result in a degree of overshadowing to the above property. However, it is my opinion that any overshadowing caused will be minimal and will not adversely affect the adjacent property.

**The proposed extension is effectively a granny flat. There is no proven social need for this use and the extended property will have an adverse impact on the neighbourhood.**

**Response:** The applicant is not applying for the formation of a granny annexe in this instance. As stated above, it is considered that the scale and design of the extended house will be acceptable and in keeping with dwellings in the surrounding area.

## **6 Assessment and Conclusions**

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

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 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.

It is considered that the width, height and bulk of the extension is in proportion to the existing house and that the extension will not dominate adjacent properties to the extent that their amenity will be adversely affected. Furthermore, I am satisfied that the extended house will be in keeping with dwellings in the surrounding area and that the extension will not adversely affect neighbouring properties either through loss of daylight or loss of privacy. I would conclude that the proposal complies with the above policies.

In summary, I would therefore recommend that planning permission is granted.

*W. P. NICKSON*

*JN* Executive Director (Enterprise Resources)

21 February 2005

#### Previous References

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#### List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (East Kilbride) 11/02/05
- ▶ Representations
  - Name of Bird Semple on behalf of J Nicolson, 4 Glen
  - Representee : Tanner, East Kilbride
  - Address: Private Client Solicitors
  - 21 Blythswood Square
  - Glasgow G2 4BL
  - Date of reply: 07/02/05

#### Contact for Further Information

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

Jim Blake,  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0036

### 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.

### 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.

### INFORMATIVES



Map at Scale 1:1250

6 GLEN TANNER, EAST KILBRIDE



Drawn 08/02/05

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.





**AGENDA ITEM  
NO 4**





# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>16 March 2005</b>
Report by:	<b>Executive Director (Corporate Resources)</b>

Subject:	<b>Community Grant Applications</b>
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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: Greenhills Millennium Video Group, East Kilbride  
(EK/157/04)  
Amount Requested: £440  
Purpose of Grant: Equipment  
Amount Awarded: £440
- (b) Applicant: Claremont Amateur Football Club, East Kilbride  
(EK/158/04)  
Amount Requested: £100  
Purpose of Grant: Equipment  
Amount Awarded: £100
- (c) Applicant: Gilmourton Rural Institute, Strathaven (EK/160/04)  
Amount Requested: £690  
Purpose of Grant: Outing  
Amount Awarded: £200
- (d) Applicant: 1<sup>st</sup> Strathaven Boys Brigade (EK/163/04)  
Amount Requested: £937.65  
Purpose of Grant: Equipment  
Amount Awarded: £350
- (e) Applicant: The Sunshine Club, East Kilbride (EK/164/04)  
Amount Requested: £250  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250

- (f) Applicant: St Andrews Methodist Church Women's Guild, East Kilbride (EK/165/04)  
Amount Requested: £450  
Purpose of Grant: Outing  
Amount Awarded: £200
- (g) Applicant: Plover Sheltered Housing Residents Association, East Kilbride (EK/166/04)  
Amount Requested: £800  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £285
- (h) Applicant: Whitemoss Senior Citizens Bowling Club, East Kilbride (EK/168/04)  
Amount Requested: £500  
Purpose of Grant: Transport costs  
Amount Awarded: £300
- (i) Applicant: Quicksilver Line Dancing Group, East Kilbride (EK/169/04)  
Amount Requested: £250  
Purpose of Grant: Start up costs  
Amount Awarded: £250
- (j) Applicant: Friends of Strathaven Scouts (EK/170/04)  
Amount Requested: £800  
Purpose of Grant: Publication costs  
Amount Awarded: £400
- (k) Applicant: Strathaven Fairtrade Group (EK/172/04)  
Amount Requested: £200  
Purpose of Grant: Outing  
Amount Awarded: £200
- (l) Applicant: Rapture Theatre Company, East Kilbride (EK/173/04)  
Amount Requested: £800  
Purpose of Grant: Equipment and publicity  
Amount Awarded: £700
- (m) Applicant: Red Deer Bowling Club, East Kilbride (EK/175/04)  
Amount Requested: £1,000  
Purpose of Grant: Special event  
Amount Awarded: £300
- (n) Applicant: Loaves and Fishes, East Kilbride (EK/176/04)  
Amount Requested: £2,500  
Purpose of Grant: Transport costs  
Amount Awarded: £900

**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 Hamilton Area in 2004/2005 is as follows:-

Total allocation	£52,000
Community Grants recommended in this report	£4,875
Remaining balance	NIL

**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)**

**2 March 2005**

**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:-  
Andy Brown, Administration Officer  
Ext: 4066 (Tel: 01698 454066)  
E-mail: andyF.brown@southlanarkshire.gov.uk

