

Report

Report to:	Planning Committee
Date of Meeting:	10 August 2021
Report by:	Executive Director (Community and Enterprise Resources)

Subject	Planning Application No. HM/15/0466 – Residential Development (Planning Permission in Principle) at Greyfriars, Greyfriars Road, Uddingston
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1. Purpose of Report

1.1 The purpose of the report is to:-

- ◆ advise and update Committee on progress associated with the issue of the decision notice for the above planning application and in particular the amendment of the proposed obligations in terms of the required legal agreement, following a previous report to Committee in September 2020

2. Recommendation(s)

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

- (1) Agree to alter the requirements/content of the associated Section 75 Obligation to reflect the developer's contribution of £5,000 per unit.

3. Background

3.1 In terms of the development proposals at the site of the former Greyfriars Monestary, Greyfriars Road, Uddingston there are three inter-related planning applications, as follows:-

- HM/15/0466 for Residential Development for 19 units (Planning Permission in Principle),
- HM/17/0415 – Conversion and extension to Grade B listed Building to form 10 flatted Units (Listed Building Consent), and
- HM/17/0428 Conversion and extension to Grade B listed Building to form 10 flatted Units (Detailed Planning Permission)

3.2 On the 28 March 2017, application HM/15/0466, was presented to the Planning Committee for determination. After due consideration it was agreed to issue consent subject to conditions and the conclusion of an appropriate Obligation under Section 75 of the Planning Act. This agreement was considered necessary to secure financial contributions towards community facilities in lieu of on-site play facilities, the provision of educational facilities and affordable housing. Whilst the works proposed by application's HM/17/0415 and HM/17/0428 would be determined under the Council's approved Scheme of Delegation, these would also form part of the Section 75 Obligation.

- 3.3 The existing Greyfriars property has been the subject of vandalism and arson attacks over the years which has resulted in significant damage to the interior and roof of the main building. The proposed new build element would provide the necessary funding to facilitate the retention and conversion of the Category B Listed Building.
- 3.4 Since the application was originally reported to Committee in 2017, detailed discussions have taken place with the applicant to progress and conclude a legal agreement, thereby allowing the relevant planning applications to be determined. However, concerns were raised that the level of financial contributions being sought by the Council rendered the overall proposal unviable and the applicant requested that the requirement relating to the financial contributions be removed from the agreement.
- 3.5 In assessing this request it is advised that Armour Construction Consultants were appointed to independently assess the viability of the proposed development. Their assessment concluded that given the probable development costs it was unlikely that there would be sufficient residual value to permit the payment of a financial contribution without affecting the viability of the project.
- 3.6 In reaching the decision to recommend the approval of additional residential units within the grounds of the former Greyfriars Monastery, it was considered that this was necessary as enabling works to permit the retention of the existing Category B listed Building. As previously stated, the existing building's condition has deteriorated significantly since the submission of the original application and there is a danger that should these enabling works not proceed, the existing building may be lost.
- 3.7 The report presented to the Committee in September 2020 noted the points made above and recommended that the requirements for the provision of a financial contribution be removed from the Section 75 Obligation. However, an Obligation would still be necessary to ensure that the implementation of any new build works are carried out in a phased manner to ensure the retention, conversion and extension of the existing building on site and that the conversion of the existing building is carried out within an appropriate timeframe. Following consideration of the report by the Committee, it was agreed that the Obligation should be revised to retain the requirement to pay a financial contribution, if justified as part of a claw back agreement.
- 3.8 Following the decision of the Committee, discussions were undertaken with the applicant in order to try to reach an agreement. However, agreement could not be reached. Instead, the applicant has reconsidered and revised their position, and are now offering to make a payment of £5,000 per unit. Taking into consideration the various aspects of the proposals, including the listed building and the positive negotiations, it is considered that the payment of £5,000 per unit is reasonable in this instance. It is therefore recommended that this offer is accepted and the Obligation concluded on this basis, thereby allowing the planning application to be determined.

4. Employee Implications

- 4.1. None

5. Financial Implications

- 5.1. None.

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

7. Other Implications

- 7.1. There are no risks associated with this proposal.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. 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.
- 8.2 There is also no requirement to undertake any consultation in terms of the information contained in the report.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

20 July 2020

Links to Council Values/Ambitions/Objectives

- Improve the availability, quality and access of housing
- Work with communities and partners to promote high quality, thriving and sustainable communities

Previous References

- Report to Planning Committee 28 March 2017 in respect of application HM/15/0466
- Report to Planning Committee 22 September 2020 in respect of application HM/15/0466

List of Background Papers

- None

Contact for Further Information

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

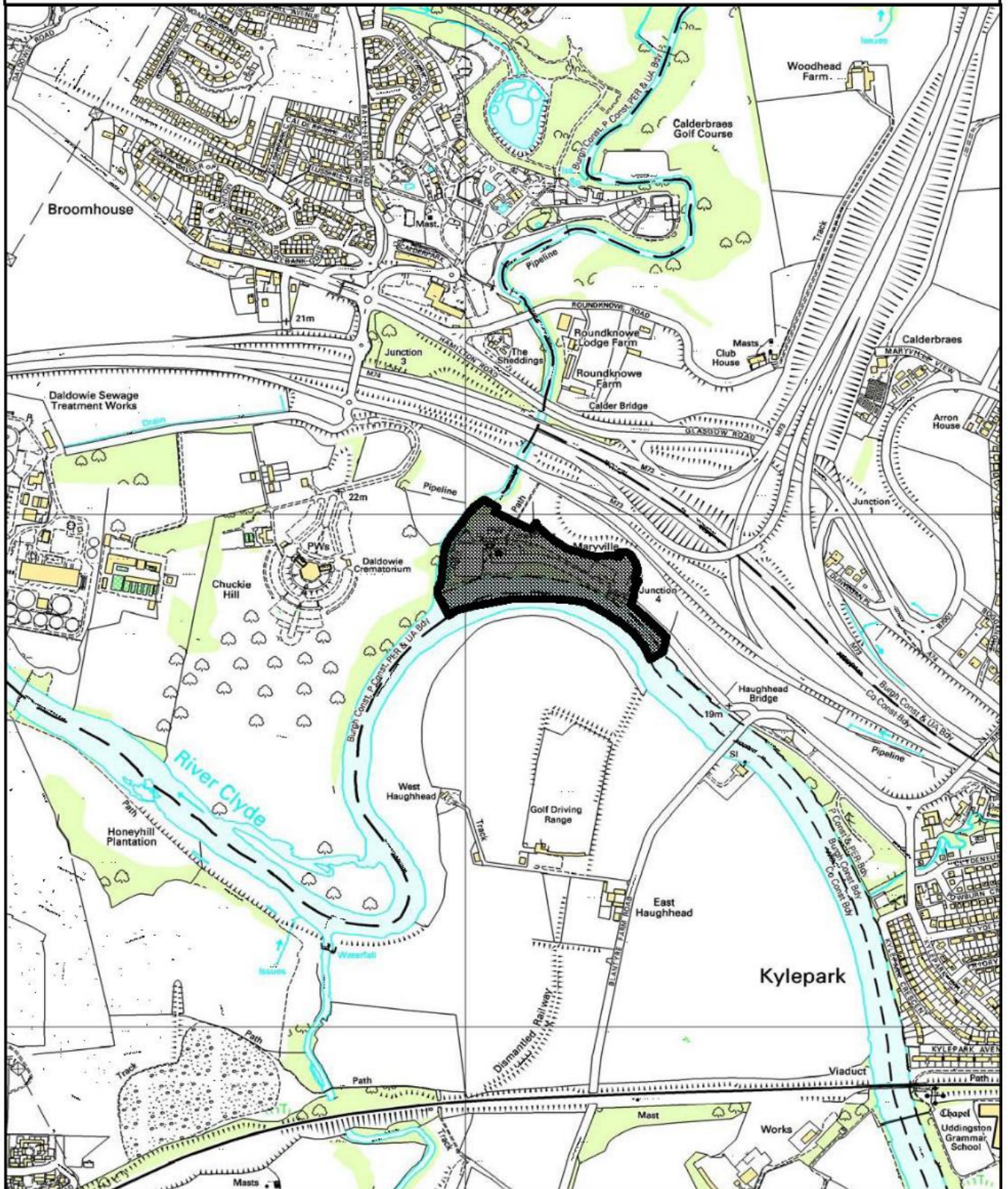
James Watters, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB

Ext: 4970 (Tel: 01698 454670)

E-mail: planning@southlanarkshire.gov.uk

HM/15/0466

Greyfriars, Greyfriars Road, Uddingston



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development