

PLANNING COMMITTEE

Minutes of meeting held in the Council Chamber, Council Offices, Almada Street, Hamilton on 25 August 2009

Chair:

Councillor Graham Scott

Councillors Present:

Alex Allison, Eileen Baxendale, Archie Buchanan, Gordon Clark, Pam Clearie, Gerry Convery, Jim Docherty, Hugh Dunsmuir, Tommy Gilligan, Ian Gray, Bill Holman, Archie Manson, Michael McCann, Clare McColl, Lesley McDonald, Alex McInnes, Denis McKenna, Mary McNeill, Patrick Ross-Taylor (Depute), Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillor's Apology:

Edward McAvoy

Attending:

Corporate Resources

L Carstairs, Public Relations Officer; P MacRae, Administration Officer

Enterprise Resources

J Blake, Planning Officer; G Cameron, Area Manager, Planning and Building Standards Services (Cambuslang and Rutherglen); L Dickson, Planning Team Leader (Clydesdale); S Laird, Transportation Engineer; M McGlynn, Head of Planning and Building Standards Services; J Watters, Planning Officer

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 23 June 2009 were submitted for approval as a correct record.

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

3 Minutes of Special Meeting

The minutes of the special meeting of the Planning Committee held on 9 July 2009 were submitted for approval as a correct record.

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

4 Application CR/08/0233 - Erection of 44 Houses, Formation of Access Road, Earth Engineering Operations (Including Formation of SUDS Detention Pond) and Landscaping/Structural Planting at East Greenlees, Cambuslang

A report dated 18 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/08/0233 by Taylor Wimpey UK Limited for the erection of 44 houses, formation of access road, earth engineering operations (including formation of SUDS detention pond) and landscaping/structural planting at East Greenlees, Cambuslang.

The Committee decided:

that planning application CR/08/0233 by Taylor Wimpey UK Limited for the erection of 44 houses, formation of access road, earth engineering operations (including formation of SUDS detention pond) and landscaping/structural planting at East Greenlees, Cambuslang be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of arrangements for the applicant to make a financial contribution of £20,000 towards the provision of affordable housing
- ◆ the addition of the following drawing numbers at the conclusion of Condition 27:-
"D1098/PL3 Rev. D, D1098/PL4 Rev. D, D1172/PL3 Rev. F, D1172/PL4 Rev. E, D1322/PL3 Rev. G, D1322/PL4 Rev. E, D1385/PL3 Rev. G, D1385/PL4 Rev. F, D1448/PL3 Rev. F, D1471/PL4 Rev. —, AL(0)02 Rev. R, E003 Rev. C, E017 Rev. —, A(0)01 Rev. X."

Councillor Baxendale entered the meeting during this item of business

5 Application HM/09/0173 - Erection of Wind Turbine and Associated Support Equipment and Formation of Site Access at Site to the North of the Rosti Technical Plastics Limited Factory, off Middleton Avenue, Strutherhill Industrial Estate, Larkhall

A report dated 18 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0173 by Branna Industrial and Technical Services Limited for the erection of a wind turbine and associated support equipment and formation of site access at a site to the north of the Rosti Technical Plastics Limited factory, off Middleton Avenue, Strutherhill Industrial Estate, Larkhall.

The Committee decided:

that planning application HM/09/0173 by Branna Industrial and Technical Services Limited for the erection of a wind turbine and associated support equipment and formation of site access at a site to the north of the Rosti Technical Plastics Limited factory, off Middleton Avenue, Strutherhill Industrial Estate, Larkhall be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior submission of a bond for the restoration of the application site

6 Application HM/09/0192 - Change of Use of Hospital (Class 8) with Ancillary Training Accommodation (Class 10) to Office (Class 4) and Training Facility (Class 10) with Associated Works and Landscaping at Kirklands Hospital, Fallside Road, Bothwell

A report dated 12 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0192 by NHS Lanarkshire for the change of use of hospital (Class 8) with ancillary training accommodation (Class 10) to office (Class 4) and training facility

(Class 10) with associated works and landscaping at Kirklands Hospital, Fallside Road, Bothwell.

The Committee decided: that planning application HM/09/0192 by NHS Lanarkshire for the change of use of hospital (Class 8) with ancillary training accommodation (Class 10) to office (Class 4) and training facility (Class 10) with associated works and landscaping at Kirklands Hospital, Fallside Road, Bothwell be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 26 February 2008 (Paragraph 14)]

7 Application CR/08/0274 - Demolition of Existing Buildings and Redevelopment of Site to Provide a Mixed Use Development Comprising Employment Units, Hotel, Cinema, Food Retail, Non Food Retail and Restaurant Units (Planning Permission in Principle) at Land Adjacent to Duchess Place, Cunningham Road and Cambuslang Road, Rutherglen

A report dated 18 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/08/0274 by Ashfield Land (Glasgow) Limited for the demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food retail, non food retail and restaurant units (planning permission in principle) at land adjacent to Duchess Place, Cunningham Road and Cambuslang Road, Rutherglen.

Points raised in a further, late letter of representation from GVA Grimley, on behalf of Forrest Developments, were referred to at the meeting and addressed by officers.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan, the Glasgow and Clyde Valley Joint Structure Plan and government advice/policy. Details of the assessment were provided in the report. The development constituted Development Contrary to the Development Plan, however, it was not considered that the proposal was significantly contrary to the Development Plan.

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the industrial/business and tourism/leisure elements of the proposal were supportive of the adopted local plan and the aims of the Clyde Gateway Initiative and those aspects were significant elements of the overall development
- ◆ the proposed development would not affect the 10 year marketable industrial and business land supply required for the area
- ◆ the proposal would remove 3 long-term derelict land sites and create significant employment opportunities in a priority urban renewal area
- ◆ although the retail element of the proposal did not accord with aspects of the Development Plan, on balance, it was considered that, in planning terms, the significant benefits of regeneration and renewal outweighed this and justified a departure from the retail provisions of the Development Plan
- ◆ the Retail Impact Assessment had indicated that the proposal was sequentially preferable, that it would not affect the viability or vitality of existing town and local centres and that it would complement the existing retail offer in the Rutherglen area
- ◆ the retail element of the proposed development would not in itself prejudice proposals for the Hoover Factory Development Framework Site identified in Policy STRAT8 of the Adopted South Lanarkshire Local Plan

- ◆ the proposal reflected the thrust and spirit of Scottish Planning Policy (SPP) 2 and SPP17 and did not raise significant conflict with the terms of SPP8
- ◆ the proposal would result in the regeneration of a significant site within a nationally important project area with particular locational advantages of proximity to the new M74 link and the gateway into both the town and Council area
- ◆ the site would be a significant attraction within the area and would also be well placed to provide service to the nearby Commonwealth Games' sites
- ◆ the proposed development would safeguard the link for the proposed Downiebrae Road upgrade
- ◆ the local road network could accommodate the development
- ◆ the site was well served by public transport and there were pedestrian and cycle links

The Committee decided:

that planning application CR/08/0274 by Ashfield Land (Glasgow) Limited for the demolition of existing buildings and redevelopment of site to provide a mixed use development comprising employment units, hotel, cinema, food retail, non food retail and restaurant units (planning permission in principle) at land adjacent to Duchess Place, Cunningham Road and Cambuslang Road, Rutherglen be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the addition of the following drawing numbers at the conclusion of Condition 28:-
"AL(PL)01 – Site Location Plan, AL(PL)02 – Neighbour Notification Plan, AL(PL)03A – Site Layout As Proposed"
- ◆ prior conclusion of a Section 75 Agreement to ensure that:-
 - ◆ a financial contribution of £100,000 was lodged towards the Downiebrae Road upgrade
 - ◆ sufficient ground was reserved within the site for the Downiebrae Road upgrade
 - ◆ the surrounding sites remained accessible via the application site
 - ◆ a Traffic Regulation Order was promoted for waiting and loading restrictions on Cambuslang Road and roads serving the development
 - ◆ a potential Stopping Up Order for Baronald Street was pursued with Roads and Transportation Services
 - ◆ the construction of the industrial units was phased with the completion of the retail units
 - ◆ the subdivision of the retail units was controlled
 - ◆ local firms were given the opportunity to apply to undertake works on the site
 - ◆ any firms either working on the site or ultimately operating on the site aimed to provide employment opportunities for the locally unemployed

8 Application CL/09/0253 - Erection of Replacement Primary School, Nursery, Grass and MUGA Pitches, Associated Car Parking, Infrastructure and Landscaping at Crawforddyke Primary School, Eastfield Road, Carlisle

A report dated 18 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0253 by Bovis Lend Lease (Scotland) Limited for the erection of a replacement primary school, nursery, grass and MUGA pitches, associated car parking, infrastructure and landscaping at Crawforddyke Primary School, Eastfield Road, Carlisle.

The Committee decided: that planning application CL/09/0253 by Bovis Lend Lease (Scotland) Limited for the erection of a replacement primary school, nursery, grass and MUGA pitches, associated car parking, infrastructure and landscaping at Crawforddyke Primary School, Eastfield Road, Carlisle be granted subject to the conditions specified in the Executive Director's report.

9 Application HM/09/0238 - Erection of Asphalt Plant with Associated Shed and Yard at Dovesdale Farm, Carlisle Road, Stonehouse

A report dated 18 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0238 by Dovesdale Farm for the erection of an asphalt plant with associated shed and yard at Dovesdale Farm, Carlisle Road, Stonehouse.

The Committee decided: that planning application HM/09/0238 by Dovesdale Farm for the erection of an asphalt plant with associated shed and yard at Dovesdale Farm, Carlisle Road, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 26 May 2009 (Paragraph 8)]

10 Application CL/09/0188 - Residential Development (Planning Permission in Principle) at Mayfield Brickworks Site, Wilton Road, Carlisle

A report dated 11 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0188 by Achadonn Properties Limited for a residential development (planning permission in principle) at Mayfield Brickworks site, Wilton Road, Carlisle.

The Committee decided: that planning application CL/09/0188 by Achadonn Properties Limited for a residential development (planning permission in principle) at Mayfield Brickworks site, Wilton Road, Carlisle be granted subject to the conditions specified in the Executive Director's report.

11 Application CL/08/0314 - Residential Development (Planning Permission in Principle) at Plot of Land South of Carlisle Road, Crawford

A report dated 11 August 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/08/0314 by F Henderson for a residential development (planning permission in principle) at a plot of land south of Carlisle Road, Crawford.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan and government advice/policy. Details of the assessment were provided in the report. The application constituted Development Contrary to the Development Plan, however, the proposal was not considered to be significantly contrary to the Development Plan.

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the proposed extension of the housing site into the Rural Investment Area would not create a visually obtrusive extension due to the limited extent of the incursion
- ◆ the area of ground was required to allow suitable vehicular access to the allocated housing site
- ◆ the area of ground mostly consisted of an embankment forming a natural and defensible boundary to Crawford and would not set an undesirable precedent given that the A702 ran alongside the area of ground, thereby preventing any further expansion

The Committee decided: that planning application CL/08/0314 by F Henderson for a residential development (planning permission in principle) at a plot of land south of Carlisle Road, Crawford be granted subject to the conditions specified in the Executive Director's report.

12 Local Nature Reserve - Morgan Glen, Larkhall

A joint report dated 12 August 2009 by the Executive Directors (Community Resources) and (Enterprise Resources) was submitted on a proposal to designate Morgan Glen, Larkhall as a Local Nature Reserve under Section 21 of the National Parks and Access to the Countryside Act 1949.

The proposed designation was consistent with local plan policy and designation of the area as a Local Nature Reserve would help facilitate improvements to the site for local people and visitors as well as enhancing the biodiversity of the area.

If the proposal was approved, a Local Nature Reserve declaration would be drafted and published. The declaration would provide the public with formal notification of the existence of a Local Nature Reserve. Once declared, the area would be managed as a Nature Reserve in accordance with the Management Statement attached as Appendix 2 to the report.

The Committee decided: that, under Section 21 of the National Parks and Access to the Countryside Act 1949, the area indicated on the plan attached as Appendix 1 to the report be declared as the Morgan Glen Local Nature Reserve.

13 Chatelherault Country Park - Amendment to Boundary

A joint report dated 12 August 2009 by the Executive Directors (Community Resources) and (Enterprise Resources) was submitted on a proposal to amend the boundary of Chatelherault Country Park, Hamilton to exclude an area of ground detailed on the plan attached as an appendix to the report.

A major landslip had destroyed a key vehicular access route in Chatelherault Country Park. To restore access to that area of the Country Park, a replacement stretch of road required to be constructed on an adjoining area of land currently outwith the Council's ownership. To facilitate this, the Council's Regeneration Services were negotiating the sale of an area of ground, as detailed in appendix 1 to the report, to the landowner on whose ground the road was being constructed.

In terms of Section 48(2) of the Countryside (Scotland) Act 1967, the Council, as Planning Authority, had to assess and review the need for a Country Park in the area taking into account the availability and adequacy of opportunities to the public for the enjoyment of the countryside or open air recreation. It was considered that, if the area of ground detailed in the appendix to the report was excluded from Chatelherault Country Park, the remainder of the park area would meet those needs.

The Committee decided: that, in terms of Section 48 of the Countryside (Scotland) Act 1967, the boundary of Chatelherault Country Park be amended to exclude the part of the Country Park indicated on the plan attached as an appendix to the report.

14 Urgent Business

There were no items of urgent business.