

Report

Report to:	Planning Committee
Date of Meeting:	13 August 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0135
Planning proposal:	Creation of fenced allotment site comprising 12 raised beds and up to 70 allotment plots in total, including associated hardstanding, suds pond, landscaping and composting areas.

1 Summary application information

Application type:	Detailed planning application
Applicant:	South Lanarkshire Council
Location:	Lammermoor Recreation Area Kenilworth East Kilbride South Lanarkshire

2 Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 2 – Climate change
Policy 4 – Development Management and Place Making
Policy 14 – Green network and greenspace
Policy 15 – Natural and historic environment
Policy 17 - Water environment and flooding

[Supplementary Guidance](#)

Green Network and Greenspaces
Development Management Place Making and
Design

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

Policy 1 – Spatial Strategy
Policy 2 – Climate Change
Policy 5 - Development Management and
Placemaking
Policy 13 – Green Network and Greenspace
Policy 14 – Natural and Historic Environments
Policy 16 - Water Environment and Flooding
Policy SDCC2 – Flood Risk
Policy NHE12 – Water Environment and
Biodiversity

♦ **Representation(s):**

▶	172	Objection Letters
▶	1	Support Letters
▶	1	Comment Letters

♦ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Countryside and Greenspace

Planning Application Report

1 Application Site

- 1.1 This planning application relates to the development of land within an area of greenspace for use as allotments and associated facilities. This application was presented to the meeting of the Planning Committee held on 11 June 2019 and was deferred to enable further background information to be provided by the applicant.
- 1.2 The site lies within the Lammermoor Recreation Area in the Calderglen area of East Kilbride and consists primarily of mown grass. Immediately east of the site lies an area of trees, with an area of ancient, semi-natural woodland further east, which forms part of the Rotten Calder river valley that runs north to south, close to the edge of East Kilbride. To the north of the site lies a further area of trees, with the Allers allotments and Allers sewage works further north. The site of the allotments lies in the north-east of Lammermoor Recreation Area, with residential properties found to the west and south of the park. The application site includes an area of hardstanding at the north-west of the site which was previously occupied by a South Lanarkshire Council building and associated hard standing. There is an existing vehicle access route running north to south through the recreational area and pedestrian connection routes coming off this to the surrounding residential areas.

2 Proposal(s)

- 2.1 As detailed above, the application was deferred at the June Committee to allow for additional information to be provided in order to assist with determination of the application.
- a) Further information on the background to the selection of the Lammermoor site and why this site was chosen.

Response: The applicant has advised that the decision to progress the site at Lammermoor Recreation Area was based on local demand in East Kilbride and its proximity to Allers allotments which has services that can be shared and has the ability for new users to access existing expertise. In addition, the proposed design of the allotments includes improved drainage, increased biodiversity through wildflower planting, pond planting in the new attenuation pond, additional screen planting and will utilise 8% of the overall Lammermoor Recreation Area.

- b) Further information on the background to the requirement for the provision of allotments within the East Kilbride area.

Response: The applicant has provided information on the legislative background to the provision of allotments. In this regard, it is noted that the Community Empowerment Act (Scotland) 2015 places an obligation on local authorities within Scotland to provide allotments where there is an identified need. The following information on the specific legislative requirements and their relevance to East Kilbride, as provided by the applicant, is summarised below.

- The current legislation states that applicants cannot remain on the waiting list for longer than 5 years or the number on the waiting list cannot exceed 50% of the overall number of plots available.
- Councils should offer applicants a plot of the required size (up to 250m²) within 3 miles of their home albeit applicants can choose to travel further if they wish to do so. If they do not wish to travel further, then they will remain on the waiting list and the Council is required to create additional sites to remain compliant.
- There are currently 451 applicants on the Council's waiting list, some of whom have been on the list for 10 years or more. Of these 451 applicants, 240 are resident within East Kilbride, equating to 53% of the overall waiting list. 93 of the 240 applicants have been on the waiting list for more than 5 years and, therefore, the Council is not compliant with the current legislation.
- An analysis of the waiting list shows that of the next 70 applicants, 46 are residents of East Kilbride (65%). However, there is no guarantee that those offered a plot who reside outwith East Kilbride will choose to travel further and may decline the offer made.
- The Council is in the process of allocating plots at the new site located at Fernbrae Meadows, Rutherglen. As there are no available allotments in East Kilbride, over 50% of the plots that have been allocated to date have been accepted by residents from East Kilbride.
- Once the new raised bed site at Murray Recreation Area (planning permission ref P/18/0727) is delivered and if the site at Lammermoor goes ahead, the Council would still require to identify and deliver a further site in East Kilbride in order to meet current demand and be compliant with the legislation.

2.2 The application is for the formation of 70 allotment plots, 12 raised beds, parking, landscaping, associated paths, fencing and drainage works. Vehicle access to the site is proposed via the existing single lane route that has an access point from Lammermoor to the south of the site. The proposed perimeter fencing and gated access is to be 1.8m high metal weldmesh fencing, coloured black. A total of 25 parking spaces are proposed in the area of the existing hard standing, immediately adjacent to the proposed allotments. Following discussion with Roads and Transportation Services, some improvements to the existing vehicle access route are proposed, to include crossing areas for pedestrians, 5mph signs, lockable bollards, passing places and access improvements at the southern (Lammermoor) end of the access road. The proposal also involves the removal of a single slide, and associated foundations. The slide is to be relocated approximately 45m south of the application site boundary. Two small trees are also to be removed within the central part of the application site and a relatively small area of trees and shrubs is to be cut back on the eastern boundary. The total area of the allotments is approximately 0.6 hectares.

3 Background

3.1 Local Plan Status

3.1.1 In land use terms, the site lies within an area designated as Priority Greenspace and Green Network where Policy 14 (Green Network and Greenspace) of the South Lanarkshire Local Development Plan 2015 (SLLDP) applies. In addition, supplementary guidance 8 (Green Network and Greenspace) is applicable in terms

of the provision of further guidance on these matters. In addition to the above land use designation, Policy 2 (Climate Change), Policy 4 (Development Management and Placemaking), Policy 15 (Natural and Historic Environment) and Policy 17 (Water Environment and Flooding) are relevant to the assessment of this proposal.

3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) is now a material consideration. In this instance the following policies are relevant:

- Policy 1 – Spatial Strategy
- Policy 2 – Climate Change
- Policy 5 - Development Management and Placemaking
- Policy 13 – Green Network and Greenspace
- Policy 14 – Natural and Historic Environments
- Policy 16 - Water Environment and Flooding
- Policy SDCC2 – Flood Risk
- Policy NHE12 – Water Environment and Biodiversity

3.2 Relevant Government Advice/Policy

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to create high quality, vibrant and sustainable places with living environments that foster better health and reduce spatial inequalities in well-being. SPP introduces a presumption in favour of development that contributes to sustainable development. Further, in terms of valuing the natural environment, the planning system plays an important role in protecting, enhancing and promoting access to our key environmental resources, while supporting sustainable use.

4 Consultation(s)

4.1 **Environmental Services** – have no objections, subject to an advisory note on noise.

Response: Noted. An appropriate advisory note can be added to any planning permission issued.

4.2 **Roads and Transportation** – have no objections following the provision of additional information on anticipated traffic volumes and details of measures to be introduced to ensure that the access route operates in a safe manner, that there is sufficient car parking and that the proposal does not adversely impact on the adjacent residential area at Lammermoor.

Response: Noted.

4.3 **Roads and Transportation Flood Risk Management** - have no objections, subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.

Response: Noted. An appropriate condition can be attached to any consent issued.

- 4.4 **Countryside and Greenspace** - have no objections and are fully supportive of creation of allotments in this location.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised for non-notification of neighbours. 174 representations have been received in respect of the proposed development, including a letter of objection from Councillor Gladys Miller and one letter of support. The grounds of objection and issues raised can be summarised as follows:

- a) **A document entitled Lammermoor Park Greenspace Report has been submitted on behalf of Calderglen Heritage in opposition to the planning application. The report sets out the context for green space in East Kilbride, the history of Lammermoor Park, its potential archaeological associations and the importance of the adjacent Calderglen Country Park due to its environmentally significant landscape/habitats and related statutory designations, as well as its cultural importance and health benefits. The report also concludes that the proposal does not comply with Policy 13 (Green Network and Greenspace) of the Proposed South Lanarkshire Local Development Plan 2 and the development would not comply with the agreed SLC Biodiversity Strategy 2018 – 2022. Concerns are also expressed over the impact of the proposed pond/drainage arrangements on wildlife/biodiversity within the Country Park and whether it complies with established guidance. Further comments are provided that the proposal is not in the public interest, that it is a further example of public green space within East Kilbride being lost and that the location does not address the requirement for an even spread of allotments in urban areas.**

Response: The content of the report in relation to local issues of relevance to this proposal is noted. In respect of archaeological issues, the site is not within an area of identified archaeological interest, however, West of Scotland Archaeology Service have advised that in light of the issues raised, on a precautionary basis, it is recommended that an archaeological condition is imposed requiring archaeological investigation works at the site. An appropriate planning condition can accordingly be imposed. A full assessment against the relevant local development plan policies is detailed in section 6 below. In respect of environmental/natural designations, it is noted that the river corridor area to the east of the site is designated as an area of ancient semi-natural woodland, part of Calderglen Country Park and a SSSI. In respect of trees, it is noted that there is a buffer of between 30-40 metres of more recently planted trees between the eastern edge of the application site and the start of the semi-ancient woodland area. It is further noted that the application site consists primarily of mown grass, which has very little ecological or biodiversity value and does not relate to the adjacent river corridor in visual terms. In respect of the proposed drainage arrangements and pond, the applicant has advised that the proposals will offer the opportunity for improved biodiversity and environmental education to allotment holders and the wider community. It is, therefore, considered that given the adequate separation from the semi-ancient woodland/river corridor

and the lack of biodiversity on the application site at present, the provision of allotments in this location will not have a detrimental impact on the natural environment in this locality or directly affect Calderglen Country Park. It is noted that matters relating to landscape and visual impact have also been raised, which are addressed in section 6 below. In terms of the general provision of allotments within South Lanarkshire, this is not a matter that can be considered as part of this planning application. However, it is noted that there is an identified need and shortage of allotment provision within South Lanarkshire and that there are health and community benefits associated with the use of allotments. As stated above, it is also noted that allotments in this location will increase the biodiversity of the site.

- b) **Object to any development on priority green space and especially due to the significance of the site. The change of use of this area would remove the only recreational facility in the local area and reduce enjoyment of the park. The existing allotments at Allers accommodates allotment users in the area. This park is designed to service a dense residential population and it would be a mistake take it away.**

Response: An assessment against the relevant local development plan policies is detailed in section 6 below. The proposal is for part of the grassed, northern section of Lammermoor recreation area to be used as allotments. The vast majority of the park (approximately 92%) will remain as open space to be used for recreational purposes. A single children's slide will be removed from within the application site and relocated within the immediate area. The assessment of this application relates specifically to the application site under consideration. While there are existing allotments in close proximity, this is not considered to be a material factor in the consideration of this application as it is noted that there is a high demand for allotments within East Kilbride.

- c) **Safety concerns over proposed additional traffic using the vehicle access route from Lammermoor to the allotments as it goes through a recreational area where families walk pets and children play safely. The route is in a poor state and is not sufficiently wide to accommodate additional traffic. Lammermoor is a quiet street and there are safety concerns over additional traffic in the street. The access road could be used by non allotment users for convenience and congregating. Additional parking could be put in next to the existing Allers parking and a vehicle access point from Kenilworth used. If the proposed access is used, an enforced traffic management plan and risk assessment should be available to the public. The signage at the start of the footpath currently states 'No through road.'**

Response: Following discussions with Roads and Transportation Services, the applicant has submitted additional information and revised plans detailing measures to address safety concerns. These alterations relate to the provision of pedestrian crossing features, 5mph road signs, lockable bollards to be installed near the entrance to the existing access route, installation of passing places and increasing the width of the start of the access road at the Lammermoor end. Repairs to the surface of the existing access road are also proposed and details of 25 car parking spaces to be provided adjacent to the site have been provided. In respect of the use of the access route through the site, it is noted that this was previously a vehicle access to a South

Lanarkshire Council community building (now demolished) that was positioned in the north-west corner of the site. It is acknowledged that the park and adjacent areas are used by residents of all ages and as such it is noted that the safety concerns have been taken on board by the applicant, as demonstrated by the additional information submitted, which is designed to minimise risk. In this regard, it is noted that, while the proposal is not anticipated to result in a significant increase in traffic that would require formal pedestrian safety arrangements, in order to alleviate concerns over increased vehicle movements, the measures outlined above have been agreed with the applicant, in consultation with Roads and Transportation Services.

- d) **Concern over impact on existing play area and potential loss of chute. This area of Calderglen recreation area has been neglected and under funded for a number of years. The development limits the scope of any future proposals. The facilities within the park should be upgraded instead.**

Response: The applicant has submitted a revised plan to show the existing slide moved approximately 45 metres to the south-west. The condition and maintenance of Lammermoor Recreation Area is not a matter that is considered relevant to the consideration of this application. The provision of allotments in this area is considered to be compatible with the recreation area and the adjacent Calderglen Country Park.

- e) **The benefits of allotments is recognised but this is not the correct location. Object to the size of the allotments and the detrimental impact on neighbours.**

Response: As stated at d) above, the provision of allotments in this location is considered to be compatible with the surrounding land uses and local environments. It is considered that there is an adequate separation distance between the proposed allotments and surrounding residential areas.

- f) **The park is well maintained and is not an eyesore. The proposal, including future sheds and polytunnels will have a negative impact on the visual quality of the park. The proposals will result in the loss of many trees, resulting in environmental damage and loss of screening of Allers sewage works. Three generations of families have enjoyed this picturesque park.**

Response: It is recognised that the proposed allotments will have a visual impact on Lammermoor Recreation Area, however, it is considered that the visual impact will not be significant given the lower level of the main allotment site and the backdrop of trees to the north and east of the site. The applicant has also submitted details of soft landscaping (including tree planting) to the south of the site to help soften the appearance of the allotments when viewed from the south. The proposals include the removal of two, immature trees in the central area of the site and cutting back of a small area of trees/shrubs on the eastern boundary. The proposals do not include removal of any trees to the northern boundary, therefore screening of Allers sewage treatment works will be unaffected.

- g) **Construction vehicles and additional vehicles using the allotments will result in pollution, contrary to Scottish Government recommendations for cleaner air for Scotland.**
Response: The amount of vehicles associated with construction works and use of the allotments is not considered to be significant. Environmental Services have no objections to the proposal in relation to air quality impacts.
- h) **A public residents' consultation meeting with all parties to discuss this application would be welcomed. Residents of a property that overlook the park were not informed of the application and the Council does not appear to be listening to concerns.**
Response: The planning application was subject to statutory neighbour notification and advertisement in the local press, in compliance with established procedures and legislation.
- i) **The previous community facility at the site should be replaced or opened again as the same facility. Allotments are not open for everyone to use. The allotments would be of little benefit to local residents/will not be used by East Kilbride residents and should be sited elsewhere, potentially on existing industrial space which benefits from existing road infrastructure.**
Response: The proposal under consideration is related to the provision of allotments and associated works only. The loss of the area of grass associated with this proposal is not considered to be significant in amenity terms, given the amount of open space that will remain. The provision of allotments at this site will address a shortage of allotments for East Kilbride residents. This assessment relates to the site subject to this planning application and, as such, other sites cannot be considered as part of this application.
- j) **The proposal would result in an increase of anti-social behaviour.**
Response: The provision of allotments in this location is considered to be compatible with the surrounding land uses. It is considered that the provision of allotments would not increase the likelihood of anti-social behaviour in this area.
- k) **It is our understanding that planning permission has not yet been granted and yet ground work in the form of surveys and contractors pricing for tenders has taken place.**
Response: The Planning Service is not aware of any survey works at the site in relation to the provision of allotments. This is not considered to be a matter that is relevant to the consideration of this application.
- l) **There are various programmes operated by public bodies and the NHS to encourage all of the population, not just those who have or wish to have an allotment, to participate in recreation within areas of greenspace for health benefits. The loss of an area of greenspace does not comply with these initiatives and general policy direction.**
Response: As stated at 5.1 (a) above, the loss of a relatively small area of grass within the Lammermoor Recreation Area is not considered to be significant in terms of loss of recreational open space due to the location of

the site, current use of the area, site conditions and the benefits of providing allotments in this location in terms of health and biodiversity benefits.

- m) **Unless you are aware of how small Lammermoor is and how appreciated this area is to the community, the sheer number of residents of Calderwood who are opposed to the application may be a surprise. Many residents can see the park in its entirety. 8% loss of such a small park is quite considerable.**

Response: As stated at 5.1 (f) above, the visual impact of the proposed allotments is not considered to be significant given the position of the allotments within the park and separation from the surrounding dwellings. Furthermore, landscape screening is proposed to help soften the appearance of the site.

- n) **There is at present ground work at Colonsay Field and there are rumours that allotments will be sited there. Land next to the river should be left as landscape.**

Response: This is not considered to be a matter relevant to the consideration of this planning application

- o) **Councillor Gladys Miller objection**

Councillor Miller has commented on the small size of the Lammermoor site and how appreciated this area is to the community, therefore, resulting in a high volume of residents of Calderwood who are opposed to the application. The local residents consider themselves very fortunate to live near Lammermoor due to the attractive outlook. Many residents can see the park in its entirety. 8% loss of such a small park is quite considerable in an area surrounded by houses. Concerns relating to public safety have also been raised and that children play safely at present with little vehicle movements. Councillor Miller has also highlighted that there are existing allotments in the area. The Council is currently working with the current administration on the roadmap for community engagement, yet at the same time does not appear to be listening to this community. Further concerns have been raised in relation to the potential negative health impacts of loss of this greenspace.

Response: The number of objections received on this application are noted and, as such, the level of local concern is acknowledged in relation to the provision of allotments in this location. A full assessment of the proposal in respect of the relevant planning policies and other material considerations is detailed in section 6 below. The visual impact of the proposal is addressed at 5.1 (f) above and section 6 below. Concerns over safety have been considered by the Roads and Transportation Service, as stated at paragraphs 4.2 and 5.1(c) and section 6 below. In relation to community involvement, the Planning Service is aware of the current approach of the Council to community engagement outwith the statutory planning process and acknowledges that early engagement can be beneficial. In terms of this planning application, the Planning Service is required to assess each application on its individual merits, taking into account development plan policies and any other material considerations. Neighbour notification and publicity has been carried out in accordance with the relevant planning

legislation and procedures. Concerns in relation to health impacts are addressed at 5.1 (l) above.

p) **Letter of support**

This excellent initiative is fully supported. East Kilbride needs more land freed up for activities such as this. Growing our own food is crucial in terms of health and education benefit. Hopefully it encourages more land to be released.

Response: Noted and agreed. The benefits of allotments in terms of exercise and health is recognised.

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

6 Assessment and Conclusions

- 6.1 The applicant seeks consent for the creation of a fenced allotment site, with associated works to include landscaping, creation of suds pond and parking area. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy and if there are other material considerations which are relevant to the consideration of this application.

- 6.2 The adopted South Lanarkshire Local Development Plan 2015 (SLLDP) identifies the site, in land use terms, as being within an area designated as green network and greenspace, where Policy 14 (Green network and greenspace) applies. Policy 14 states that any development proposals should safeguard the local green network and identify opportunities for enhancement and/or extension which can contribute towards:

1. placemaking
2. mitigating greenhouse gases,
3. supporting biodiversity,
4. enhancing health and quality of life,
5. providing water management including flood storage, and buffer strips,
6. providing areas for leisure activity,
7. promoting active travel.

The loss of any areas of priority greenspace will not be supported. Partial loss will only be considered where it can be demonstrated that:

- The retention or enhancement, including positive management of the areas to be retained can be best achieved by the redevelopment of part of the site which would not affect its function
- There is no significant adverse impact on the landscape character and amenity of the site and surrounding area
- There is no significant adverse impact on natural and/or built heritage resources, including Natura 2000 sites and Protected Species
- Compensatory provision of at least equal quality and accessibility is provided locally

- 6.3 In respect of Policy 14 above, it is considered that allotments (due to their nature as primarily areas of varied planting) are a use that is regarded as compatible with the green network and greenspace designation. In this regard, it is noted that the adjacent allotments at Allers are allocated as part of the green network and priority greenspace within the SLLDP. In respect of criteria 1 to 7 of Policy 14, it is considered that the provision of allotments in this location will contribute towards several of these criteria by encouraging healthy lifestyles, providing opportunities to grow food locally (mitigating greenhouse gases) and providing opportunities for community involvement (placemaking). In respect of biodiversity, it is considered that the provision of allotments will increase biodiversity in this area of the park which currently consists almost entirely of mown grass. It is further considered that the provision of a suds pond on the site will benefit local drainage and provide a more diverse habitat in this location.
- 6.4 In respect of the proposed use of the allotment site, it is acknowledged that the activities that will take place on the application site will differ from the use of the site at present and that public access to the allotment site would be restricted. However, it is considered that the use of approximately 8% of the overall Lammermoor Recreation Area as allotments will not alter the function of the park. While a single piece of play apparatus is proposed to be removed and replaced nearby, it is noted that the proposed allotments are proposed to be in a relatively peripheral location within the park and in an area that suffers from drainage issues due to its low lying nature. It is further considered that in terms of visual impact, the proposed allotments will not appear as a prominent feature locally due to their position in a lower section of the park and given the existing trees bordering the site to the north and east. It is acknowledged that the allotments will be clearly visible from within Lammermoor Recreation Area, however, it is considered that the visual impact, given the proposed landscaping to the south of the site, will not be of such a scale that enjoyment of the park will be significantly affected. Taking all of the above into account, it is considered that the proposal complies with Policy 14 of the SLLDP.
- 6.5 In terms of the detail of the proposal, Policy 4 of the SLLDP states that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts relating to matters including the water environment and air quality. Policy 2 (Climate Change) states that proposals for new development must, where possible seek to minimise the effects of climate change. Policy 17 (Water Environment and Flooding) of the SLLDP states that any development proposals which will have a significant adverse impact on the water environment will not be permitted. It is noted that several representations have been received in respect of environmental impacts relating primarily to potential impacts on the adjacent protected area surrounding the Rotten Calder to the east of the site. In this regard, Environmental Services, Roads and Transportation (Flood Risk Management) and Countryside and Greenspace Services have been consulted on the proposal and offered no objections. It is further considered that the provision of allotments in this location will not result in significant disturbance or loss of amenity for local residents. In respect of potential traffic impacts, it is noted that the applicant has submitted additional details to address potential safety concerns relating to access to the site via Lammermoor and through the recreation area. In this regard, it is noted that Roads and Transportation Services have assessed the information provided and have offered no objections.

- 6.6 Policy 15 (Natural and Historic Environment) of the SLLDP states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. In addition, where specific designations are affected, further guidance is applied, relative to the relevant categories, 1 to 3. The application site is not affected by any designations in this regard, however, it is noted that the river corridor (SSSI) and associated trees (ancient semi-natural woodland) within Calderglen Country Park, to the east of the site are designated as category 2 areas of national importance. As stated at 5.1 (a) above, it is noted that the application site does not directly abut these protected areas and that, given the nature of the proposed use, it is considered that the proposed development will not adversely impact on the integrity or quality of this protected area.
- 6.7 Given the above, it is considered that there will be no significant loss of amenity for local residents and that the proposed allotments will not have an adverse impact on the local landscape character or the environmental quality of the wider area. Furthermore, it is noted that the provision of allotments is compatible with sustainable development objectives relating to environmental education, provision of local food produce and healthy lifestyles. In addition, as described at paragraph 6.5 above, it is considered that the proposal is acceptable in terms of public safety. As such, it is considered that the proposal complies with policies 2, 4, 14, 15 and 17 of the SLLDP. It is noted that a substantial number of objections have been received, however, it is considered, following assessment of the proposals, that the matters raised do not merit refusal of the application and that the potential health benefits of allotments in this location are significant.
- 6.8 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 1, 2, 5, 13, 14, 16, SDCC2 and NHE12 of SLLDP2.
- 6.9 In summary, as described above, the principle of the provision of allotments on this site is considered acceptable and in compliance with Policy 14 of the SLLDP. Furthermore, given that the proposal will not result in adverse amenity, environmental or safety impacts, it is considered that the proposed development is also in compliance with Policies 2, 4, 15 and 17 of the SLLDP, as detailed above. It is, therefore, recommended that planning permission is granted, subject to conditions.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 2, 4, 14, 15 and 17 of the South Lanarkshire Local Development Plan 2015 and associated Supplementary Guidance and the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 1 August 2019

Previous references

- ◆ None

List of background papers

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

- ▶ Consultations
 - Roads Development Management Team 21.05.2019
 - Environmental Services 07.03.2019
 - Roads Flood Risk Management 18.04.2019
 - CER Simon Pilpel 14.03.2019

- ▶ Representations Dated:
 - Cheryl Anderson, 25.03.2019
 - Mr Colin Lawson, 30 Durward, Calderwood, East Kilbride 21.03.2019
 - David McKellar, Received Via Email 22.03.2019
 - Lisa Thomson, 42 Brunel Court, East Kilbride, G75 0GX 22.03.2019
 - Mrs Natalie Wood, 34 Peploe Drive, East Kilbride, Glasgow, South Lanarkshire, G74 3PU 19.03.2019
 - Mrs Sheila Hunter, 129 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PD 19.03.2019
 - Sam Carpenter, 115 Ivanhoe, East Kilbride, G74 3NY 21.03.2019
 - Annie Manzor, Received Via Email 21.03.2019
 - Mr Robert Garscadden, 32 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG 13.03.2019
 - Ms E Shearer, 5 Glen Tanner, East Kilbride, G74 2JF 25.03.2019
 - Victoria Bell, 167 Waverley, East Kilbride, G74 3PD 25.03.2019

Gillian Hanna, 12 Kenilworth, East Kilbride, G74 3PG	25.03.2019
Winnie McCann, Received Via Email	25.03.2019
Helena Thomson,	25.03.2019
Louise Beaton,	26.03.2019
Norman Beaton, 198 Waverley, Calder Wood, East Kilbride, G74 3PE	26.03.2019
Joe Allan, 94 Franklin Place, Westwood , East Kilbride, G75 8LS	12.03.2019
Alison And Gavin Wilson, 18 Gourlay, Calderwood, East Kilbride, G74 3PJ	01.04.2019
R.D And Sylvia Anderson, 16 Gourlay, Calderwood, East Kilbride, G74 3PJ	01.04.2019
Eileen And Paul Gormley, 10 Gourlay, Calderwood, East Kilbride, G74 3PJ	01.04.2019
Marcella Albertus, 13 Gourlay, Calderwood, East Kilbride, G74 3PJ	01.04.2019
Daniel Carrigan, 14 Gourlay, Calderwood, East Kilbride, G74 3PJ	01.04.2019
Mrs Gina Garscadden, 32 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	13.03.2019
Gina Garscadden,	14.03.2019
Stevie Murdoch,	14.03.2019
Bob Anderson,	03.04.2019
Mr iain buchanan, 20 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	18.03.2019
Mr Hugh Elder, 41 Durward, East Kilbride, Glasgow, South Lanarkshire, G74 3PB	19.03.2019
Mrs Jacqueline Corbrick, 36 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	14.03.2019
Ms Shona MacInnes, 161 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PD	15.03.2019
Mr Robert Oliphant, 49 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	14.03.2019

Mr William Creighton, 47 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	13.03.2019
Mr steven garscadden, 45 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	13.03.2019
Miss Sarah Fullarton, 43 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	14.03.2019
A Napier, 149 Waverley , Calderwood , East Kilbride , G74 3PD	02.04.2019
Anne-Marie Carrigan, 13 Gourlay, Calderwood, East Kilbride, G74 3PJ	04.04.2019
Graeme Wilson, 5 Purdie, Calderwood, East Kilbride, G74 3PN	04.04.2019
Lauren Carrigan McCarthy, 5 Purdie , Calderwood, East Kilbride, G74 3PN	04.04.2019
Debbie And Dan Jones, 5 Gourlay, Calderwood, East Kilbride, G74 3PN	04.04.2019
Mark Carrigan, 5 Purdie, Calderwood, East Kilbride, G74 3PN	04.04.2019
Mr john buchanan, 20 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	18.03.2019
Mr Mark Gemmell, 141 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PD	19.03.2019
Stevie Murdoch,	19.03.2019
Victoria Bell,	21.03.2019
Mrs Natalie Wood, 34 Peploe Drive, East Kilbride, G74 3PU	21.03.2019
Kevin Rush,	21.03.2019
Mr Colin Gilmartin, 72 dykehead st, Queenslie, glasgow, g33 4aq	14.03.2019
Mr John Corbrick, 36 Lammermoor, East Kilbride, G74 3SE	18.03.2019
Mrs Maureen Boll, 36 Glen Arroch, East Kilbride, Glasgow, South Lanarkshire, G74 2BP	18.03.2019
Audrey Napier, 149 Waverley, Calderwood, East Kilbride	04.04.2019

Miss Victoria Bell, 167 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PD	18.03.2019 18.03.2019
Clair Stewart, 35 Hill View, The Murray, East Kilbride, G75 0EB	21.03.2019
Mrs ISOBEL buchanan, 20 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	18.03.2019 18.03.2019
Michael And Debbie Connelly, 20 Gourlay, Calderwood, East Kilbride, G74 3PJ	08.04.2019
Linda And Ross Irwin, 11 Gourlay, Calderwood , East Kilbride, G74 3PJ	08.04.2019
Mary And Paul Heron, 2 Morland, Calderwood, East Kilbride, G74 3PH	08.04.2019
Maria Gillespie, 109 Stratford, Calderwood, East Kilbride, G74	21.03.2019
Mr Stephen W Baxter, 30 Riverton Drive, East Kilbride, G75 8ZU	21.03.2019
Mr John Cairns, 123 Ivanhoe, Calderwood, East Kilbride, G74 3NY	21.03.2019
Emma Anderson,	21.03.2019
Audrey Leith,	21.03.2019
Mr Stephen Manzor,	21.03.2019
Lyndsay Torlay,	22.03.2019
Chris Ladds,	03.04.2019
Mr Barrie Wilson, 32 Geddes Hill, Calderwood, East Kilbride, G74 3LL	03.04.2019
Mr Christopher Barr, 55 Lammermoor, Calderwood, East Kilbride, G74 3SE	18.04.2019
Margaret MacDonald, 219 Rockhampton Avenue, East Kilbride, Glasgow, South Lanarkshire, G75 8EN	18.04.2019
Steven Anderson, 16 Gourlay, Calderwood, East Kilbride G74	22.05.2019
Jon Corrigan, 12 Gourlay, Calderwood, East Kilbride, G74	22.05.2019

Robert McMorran, 23 Manitoba Crescent, East Kilbride, Glasgow, South Lanarkshire, G75 8EN	03.06.2019
Thomas Walters, 168 Waverley, East Kilbride, Glasgow, South Lanarkshire G74 3PE	14.07.2019
Marie Gray	14.07.2019
Linda Connor, 6 Kenilworth, Calderwood, East Kilbride	25.07.2019
Linda Connor, 6 Kenilworth, Calderwood, East Kilbride	25.07.2019
Lesley Darroch, 54 Kenilworth Crescent, Hamilton, South Lanarkshire, ML3 9LR	31.07.2019
Barbara Queen, 56 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PF	31.07.2019
Stuart Queen, 56 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PF	31.07.2019
Lisa Queen, 56 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PF	31.07.2019
Robert Docherty, 58 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Mary Docherty, 58 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Morag Hanna, 70 Ness Drive, East Kilbride, Glasgow, South Lanarkshire, G74 2AB	31.07.2019
Sid Hanna, 70 Ness Drive, East Kilbride, Glasgow, South Lanarkshire, G74 2AB	31.07.2019
Roslin Burnett, 8 Mannering, East Kilbride, Glasgow, South Lanarkshire, G74 3PA	31.07.2019
William Burnett, 8 Mannering, East Kilbride, Glasgow, South Lanarkshire, G74 3PA	31.07.2019
Linda Brae, 80 Lochlea, East Kilbride, Glasgow, South Lanarkshire, G74 3RY	31.07.2019
David Summers, 9 Rattray Drive, East Kilbride, Glasgow, South Lanarkshire, G74 3EZ	31.07.2019
M Gouran, 92 Ballochmyle, East Kilbride, Glasgow, South Lanarkshire, G74 3RU	31.07.2019

Elaine Meakin, 14 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
Jacqueline Young, 28 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
Lee Haighway, 17 Blackbraes, East Kilbride, Glasgow, South Lanarkshire, G74 3JY	31.07.2019
Hugh Haighway, 17 Blackbraes, East Kilbride, Glasgow, South Lanarkshire, G74 3JY	31.07.2019
Christopher Haighway, 17 Blackbraes, East Kilbride, Glasgow, South Lanarkshire, G74 3JY	31.07.2019
Linda Brae, 80 Lochlea, East Kilbride, Glasgow, South Lanarkshire, G74 3RY	31.07.2019
Lee Miller, 14 Clamps Wood, East Kilbride, G74 2HB	31.07.2019
Sophie Haggerty, 12 Morland, East Kilbride, G74 3PH	31.07.2019
Pauline Gilmour, 12 Morland, East Kilbride, G74 3PH	
John Sneddon, 30 Loch Lea, East Kilbride, G74 3RY	31.07.2019
Kate Lawrence, 3 Maclean Grove, East Kilbride, G74 4TJ	31.07.2019
Rab Lang, 7 Gourlay, East Kilbride, G74 3PJ	31.07.2019
Debbie Connolly, 20 Gourlay, East Kilbride, G74 3PJ	31.07.2019
Cathie Lang, 7 Gourlay, East Kilbride, G74 3PJ	31.07.2019
Ross Irwin, 11 Gourlay, East Kilbride, G74 3PJ	31.07.2019
Vickie Wilson, 43 Kenilworth, East Kilbride, G74 3PG	31.07.2019
Sheila Hunter, 129 Waverley, East Kilbride, G74 3PD	31.07.2019
Isobel Walters, 168 Waverley, East Kilbride, G74 3PE	31.07.2019
Brian Hurton, 67 Saddlers Wells Court, East Kilbride, G74 3NG	31.07.2019
Moyra McAra, 42 Kenilworth, East Kilbride, G74 3PG	31.07.2019
Helen Webb, 19 Tannahill Drive, East Kilbride, G74 3HR	31.07.2019
Mavis Donaldson, 20 Mauchline, East Kilbride, G74 3RZ	31.07.2019
Gavin Wilson, 18 Gourlay, East Kilbride, G74 3PJ	31.07.2019

Lynda Gray, 153 Waverley, East Kilbride, G74 3PD	31.07.2019
Alan Roden, 17 Loch Lea, East Kilbride, G74 3RX	31.07.2019
Irene Bell, 167 Waverley, East Kilbride, G74 3PD	31.07.2019
Hugh Haighway, 17 Blackbraes Road, East Kilbride, G74 3JY	31.07.2019
Jacqueline Young, 28 Kenilworth, East Kilbride, G74 3PG	31.07.2019
Jonathon Weir, 34 Kenilworth, East Kilbride, G74 3PG	31.07.2019
Jacqueline Fablan, 123 Waverley, East Kilbride, G74 3PD	31.07.2019
May Millar, 117 Waverley, East Kilbride, G74 3PD	31.07.2019
Sarah Blair, 26 Nithsdale, East Kilbride, G74 3SG	31.07.2019
Charles Veitch, 10 Glen Farg, East Kilbride, G74 2JW	31.07.2019
Shona Doanghy, 53 Oak Avenue, East Kilbride, G75 9ED	31.07.2019
Mark Carrigan, 5 Purdie, East Kilbride, G74 3PN	31.07.2019
Anne-Marie Carrigan, 3 Purdie, East Kilbride, G74 3PN	31.07.2019
Margot Buchanan, By Email	01.08.2019
Steven Paterson, 44 Mauchline, Calderwood, East Kilbride	31.07.2019
Alan And Elizabeth Roden, 17 Lochlea, East Kilbride, G74 3RX	29.07.2019
Mr Thomas Walters, 168 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PE	14.07.2019
Steven Paterson, 44 Mauchline, East Kilbride, G74 3RZ	31.07.2019
Lesley Ann Paterson, 44 Mauchline , East Kilbride , G74 3RZ	31.07.2019
Graham Malarkey, 44 Trinidad Way, East Kilbride, Glasgow, South Lanarkshire, G75 8PF	31.07.2019
Natalie Malarkey, 44 Trinidad Way, East Kilbride, Glasgow, South Lanarkshire, G75 8PF	31.07.2019
Christine Sweeney, 48 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
William Sweeney, 48 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019

Jacqui Head, 49 Mauchline, East Kilbride, Glasgow, South Lanarkshire, G74 3SA	31.07.2019
Sandra Watt, 5 Loch Lea, Calderwood, East Kilbride, G74 3RX	31.07.2019
Graeme Dallas, 51 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Caroline Dallas, 51 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Marie Gray, Received Via E-mail	16.07.2019
Brian Sheenv, 52 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PF	31.07.2019
Lynee Bradley, 52 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PF	31.07.2019
David Hutchison, 53 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Linda Connor, 6 Kenilworth, Calderwood	26.07.2019
Cllr Gladys Miller, Received Via Email	30.07.2019
Eileen Gormley, 10 Gourlay, East Kilbride, Glasgow, South Lanarkshire, G74 3PJ	31.07.2019
Margaret Veitch, 10 Glen Farg, East Kilbride, Glasgow, South Lanarkshire, G74 2JW	31.07.2019
Steven Anderson, 84 Glasgow Road, Strathaven, South Lanarkshire, ML10 6NF	31.07.2019
Marcella Albertus, 13 Gourlay, East Kilbride, Glasgow, South Lanarkshire, G74 3PJ	31.07.2019
Andy Gilmour, 12 Morland, East Kilbride, Glasgow, South Lanarkshire, G74 3PH	31.07.2019
David Blair, 26 Nithsdale, East Kilbride, Glasgow, South Lanarkshire, G74 3SG	31.07.2019
Thomas Dugan, 6 Nithsdale, East Kilbride, Glasgow, South Lanarkshire, G74 3SG	31.07.2019
Michael Connolly, 20 Gourlay, East Kilbride, Glasgow, South Lanarkshire, G74 3PJ	31.07.2019

Councillor Gladys Miller	29.07.2019
Margaret Donaldson, 8 Mauchline, East Kilbride, Glasgow, South Lanarkshire, G74 3RZ	31.07.2019
Paul Gormley, 10 Gourlay, East Kilbride, Glasgow, South Lanarkshire, G74 3PJ	31.07.2019
Elaine Meakin, 14 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
Ian Millar, 117 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PD	31.07.2019
Ian Hunter, 129 Waverley, East Kilbride, Glasgow, South Lanarkshire, G74 3PD	31.07.2019
Sharon McAllister, 3 Glen Nevis, East Kilbride, Glasgow, South Lanarkshire, G74 2BJ	31.07.2019
Lee Haighway, 17 Blackbraes Road, East Kilbride, Glasgow, South Lanarkshire, G74 3JY	31.07.2019
Martin Lane, 16 Craigneith Court, East Kilbride, Glasgow, South Lanarkshire, G74 3SN	31.07.2019
Liz Roden, 17 Lochlea, East Kilbride, Glasgow, South Lanarkshire, G74 3RX	31.07.2019
Jean Syme, 22 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
Alison Wilson, 18 Gourlay, East Kilbride, Glasgow, South Lanarkshire, G74 3PJ	31.07.2019
Shona Syme, 22 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
Jackie Corbrick, 36 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Graham McAra, 42 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
David Crichton, 77 Old Vic Court, Bosworth Road, East Kilbride, Glasgow, South Lanarkshire, G74 3NE	31.07.2019
Nikki McLean, 34 Kenilworth, East Kilbride, Glasgow, South Lanarkshire, G74 3PG	31.07.2019
Emma Douguns, 18 Durward, East Kilbride, Glasgow, South Lanarkshire, G74 3PB	31.07.2019

Kate Lawrence, 3 Maclean Grove, East Kilbride, Glasgow, South Lanarkshire, G74 4TJ	31.07.2019
Francesca Lane, 26 Lochlea, East Kilbride, Glasgow, South Lanarkshire, G74 3RY	31.07.2019
Frank McGurk, 30 Lammermoor, East Kilbride, Glasgow, South Lanarkshire, G74 3SE	31.07.2019
Avril Hammer, 35 Calderside Grove, East Kilbride, Glasgow, South Lanarkshire, G74 3SP	31.07.2019
George Neil, Mull, St Leonards, East Kilbride	01.08.2019

Contact for further information

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

Alan Pepler, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone:

Email: alan.pepler@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/19/0135

Conditions and reasons

01. That unless otherwise agreed in writing with the Planning Authority, no development shall commence until drainage and flood risk details to include signed appendices 1 to 5 shall be submitted to and approved in writing by the Planning Authority. The development shall not be brought into operation until the surface drainage works and any required flood mitigation works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

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

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

03. That the landscaping scheme as shown on the approved plan shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following completion of the development hereby approved and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

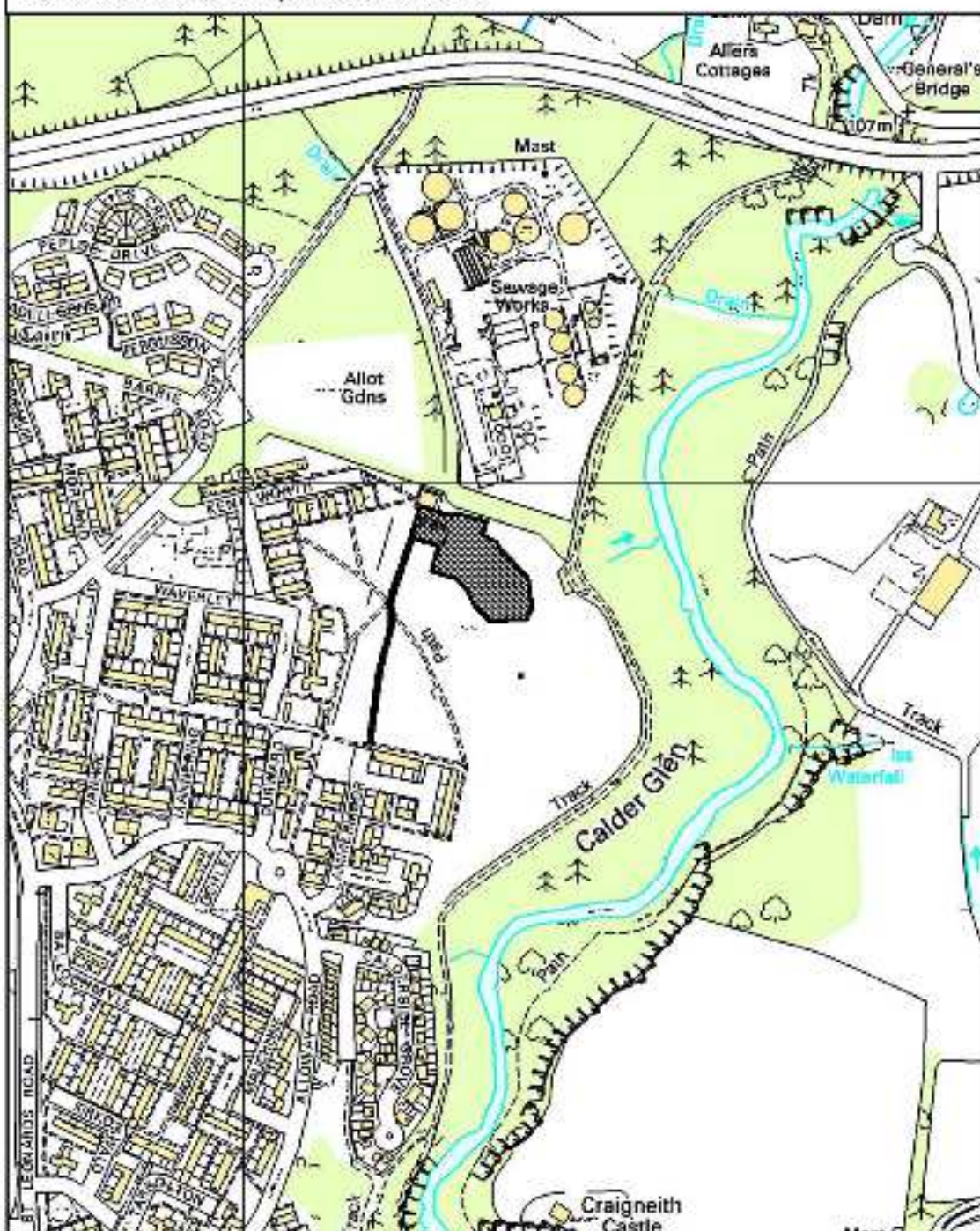
Reason: In the interests of the visual amenity of the area.

04. That unless otherwise agreed in writing with the Planning Authority, the access improvement works and car parking detailed on drawing nos. Lammermoor Allotments/LS/TD/10 Rev A & Lammermoor Allotments/LS/TD/09/Rev B shall be completed prior to the allotments being brought into use and maintained thereafter to the satisfaction of the Planning Authority.

Reason: In the interests of public safety.

P/19/0135

Lammernoch Recreation Area, Kenilworth, East Kilbride



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The original map is available for inspection at the
Planning Department, South Lanarkshire Council,
1001742213.



Scale
1:5,000
Date
10/17/2013



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development