

# PLANNING COMMITTEE

Minutes of meeting held via Confero and in Committee Room 1, Council Offices, Almada Street, Hamilton on 13 February 2024

**Chair:**

Councillor Richard Nelson

**Councillors Present:**

Councillor Alex Allison, Councillor Ralph Barker, Councillor Archie Buchanan, Councillor Ross Clark, Councillor Gerry Convery (Depute), Councillor Margaret Cowie, Councillor Maureen Devlin, Councillor Colin Dewar, Councillor Mary Donnelly, Councillor Elise Frame, Councillor Celine Handibode, Councillor Graeme Horne, Councillor Lesley McDonald, Councillor Davie McLachlan, Councillor Julia Marrs (*substitute for Councillor Alistair Fulton*), Councillor Norman Rae, Councillor John Ross, Councillor Graham Scott, Councillor David Shearer, Councillor Helen Toner, Councillor David Watson

**Councillors' Apologies:**

Councillor Joe Fagan (ex-officio), Councillor Alistair Fulton, Councillor Ross Lambie, Councillor Martin Lennon, Councillor Monique McAdams

**Attending:**

**Community and Enterprise Resources**

F Carlin, Head of Planning and Regulatory Services; B Darroch, Planning and Building Standards Manager (East); F Jack, Team Leader, Development Management Team, Roads, Transportation and Fleet Services

**Finance and Corporate Resources**

S Jessup, Administration Assistant; S McLeod, Administration Officer

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## 1 Declaration of Interests

No interests were declared.

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## 2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 12 December 2023 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 Application P/21/0540 for Installation of Access Gates for Emergency Vehicles with Associated Side Panels (Retrospective) at Uddingston Cricket and Sports Club, Castle Avenue, Uddingston

A report dated 5 February 2024 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/0540 by A McGill for the installation of access gates for emergency vehicles with associated side panels (retrospective) at Uddingston Cricket and Sports Club, Castle Avenue, Uddingston.

At its meeting on 10 August 2021, the Committee deferred the application to allow planning officers to consult with the relevant emergency services on the requirement for the installation of access gates for emergency vehicles.

**The Committee decided:**

that planning application P/21/0540 by A McGill for the installation of access gates for emergency vehicles with associated side panels (retrospective) at Uddingston Cricket and Sports Club, Castle Avenue, Uddingston be granted subject to the conditions specified in the Executive Director's report.

*[Reference: Minutes of 10 August 2021 (Paragraph 8)]*

*Councillor Horne joined the meeting during consideration of the above item of business*

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**4 Application P/22/1139 for Erection of 3 Wind Turbines with a Maximum Height to Tip of 149.9 Metres and Associated Infrastructure Including Access Track, Crane Pad, Electrical Housing and Cabling at Land 750 Metres Southeast of Dungavel House Immigration Removal Centre, Muirkirk Road, Strathaven**

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A report dated 5 February 2024 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/1139 by Clean Earth Energy for the erection of 3 wind turbines with a maximum height to tip of 149.9 metres and associated infrastructure including access track, crane pad, electrical housing and cabling at land 750 metres southeast of Dungavel House Immigration Removal Centre, Muirkirk Road, Strathaven.

At its meeting on 7 July 2015, the Committee had approved a procedure for processing planning applications which required completion of a Legal Agreement. If approved, the application would be subject to a Legal Agreement and/or other appropriate mechanism and the approved procedure would apply.

**The Committee decided:**

- (1) that planning application P/22/1139 by Clean Earth Energy for the erection of 3 wind turbines with a maximum height to tip of 149.9 metres and associated infrastructure including access track, crane pad, electrical housing and cabling at land 750 metres southeast of Dungavel House Immigration Removal Centre, Muirkirk Road, Strathaven be granted subject to:-
  - ◆ the conditions specified in the Executive Director's report
  - ◆ prior conclusion of a Section 75 Agreement and/or other appropriate agreement between the Council and the applicant to ensure:-
    - ◆ community contributions per megawatt generated
    - ◆ the repair of roads and bridges arising from extraordinary wear and tear associated with the development and associated indemnity insurance requirements
  - ◆ the applicant meeting the Council's costs associated with the legal agreement and the restoration guarantee quantum
- (2) that it be noted that, in accordance with the agreed procedure, should there be no significant progress by the applicant towards the conclusion of the Legal Agreement within 6 months of the date of the meeting at which the application was considered, the proposed development could be refused on the basis that, without the planning control or developer contribution which could be secured by the Legal Agreement, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Legal Agreement had not been concluded within the 6 month period but was progressing satisfactorily, the applicant would be offered the opportunity to enter into a Processing Agreement, if this was not already in place, which would set an alternative agreed timescale for the conclusion of the Legal Agreement.

*[Reference: Minutes of 7 July 2015 (Paragraph 15)]*

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**5 Application P/23/1076 for Erection of Roof Extension to Bungalow to Add Additional Floor to Property and Erection of One and a Half Storey Garage with Ancillary Accommodation at 21B Douglas Gardens, Uddingston**

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A report dated 5 February 2024 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/1076 by P Oliver for the erection of a roof extension to a bungalow to add an additional floor to the property and the erection of a one and a half storey garage with ancillary accommodation at 21B Douglas Gardens, Uddingston.

**The Committee decided:** that planning application P/23/1076 by P Oliver for the erection of a roof extension to a bungalow to add an additional floor to the property and the erection of a one and a half storey garage with ancillary accommodation at 21B Douglas Gardens, Uddingston be granted subject to the conditions specified in the Executive Director's report.

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**6 Application P/23/1284 for Demolition of Existing Buildings and Erection of 4 Detached Houses, Formation of Access Road and Associated Landscaping Works and Ancillary Development at 83 Meikle Earnock Road, Hamilton**

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A report dated 5 February 2024 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/1284 by C Revie for the demolition of existing buildings and erection of 4 detached houses, formation of access road and associated landscaping works and ancillary development at 83 Meikle Earnock Road, Hamilton.

There followed a discussion on the application during which officers responded to a member's questions on aspects of the report.

**The Committee decided:** that planning application P/23/1284 by C Revie for the demolition of existing buildings and erection of 4 detached houses, formation of access road and associated landscaping works and ancillary development at 83 Meikle Earnock Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

*Councillor Rae joined the meeting after consideration of the above item of business*

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**7 Application P/23/1477 for Amendment to Application Site Boundary, Adjustment of Driveway Head, Positioning of House, Erection of Fence and Erection of Detached Double Garage (Retrospective) (Amendment to Planning Consent P/19/1093) at Mid Crosshill Farm, Langlands Road, Auldhouse**

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A report dated 5 February 2024 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/1477 by J Kean for an amendment to application site boundary, adjustment of driveway head, positioning of house, erection of fence and erection of detached double garage (retrospective) (amendment to planning consent P/19/1093) at Mid Crosshill Farm, Langlands Road, Auldhouse.

**The Committee decided:**

that planning application P/23/1477 by J Kean for an amendment to application site boundary, adjustment of driveway head, positioning of house, erection of fence and erection of detached double garage (retrospective) (amendment to planning consent P/19/1093) at Mid Crosshill Farm, Langlands Road, Auldhouse be granted subject to the conditions specified in the Executive Director's report.

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**8 Urgent Business**

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There were no items of urgent business.