



Council Offices, Almada Street
Hamilton, ML3 0AA

Monday, 03 February 2020

Dear Councillor

Cambuslang and Rutherglen Area Committee

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

Date: Tuesday, 11 February 2020

Time: 14:00

Venue: Rutherglen Town Hall, Tower Room, Main Street, Rutherglen, G73 2JJ

The business to be considered at the meeting is listed overleaf.

Yours sincerely

Cleland Sneddon
Chief Executive

Members

Carol Nugent (Chair), John Bradley (Depute Chair), Walter Brogan, Robert Brown, Janine Calikes, Margaret Cowie, Alistair Fulton, Ann Le Blond, Martin Lennon, Katy Loudon, Margaret B Walker, Jared Wark

BUSINESS

1 Declaration of Interests

2 Minutes of Previous Meeting

3 - 6

Minutes of the meeting of the Cambuslang and Rutherglen Area Committee held on 19 November 2019 submitted for approval as a correct record. (Copy attached)

Item(s) for Noting

3 South Lanarkshire Leisure and Culture Limited

Presentation by Jacqueline Haldane, Libraries Co-ordinator and Karen McNally, Active Schools Manager, South Lanarkshire Leisure and Culture Limited

Item(s) for Decision

4 Application P/19/0983 for Erection of Single Storey Extension to Dwellinghouse to Form a 'Granny Annex' at 7 Douglas Drive, Cambuslang

7 - 22

Report dated 24 January 2020 by the Executive Director (Community and Enterprise Resources). (Copy attached)

5 Community Grant Applications

23 - 26

Report dated 27 January 2020 by the Executive Director (Finance and Corporate Resources). (Copy attached)

Urgent Business

6 Urgent Business

Any other items of business which the Chair decides are urgent.

For further information, please contact:-

Clerk Name: Lynn Paterson

Clerk Telephone: 01698 454669

Clerk Email: lynn.paterson@southlanarkshire.gov.uk

CAMBUSLANG AND RUTHERGLEN AREA COMMITTEE

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Minutes of meeting held in Cambuslang Institute, Greenlees Road, Cambuslang on 19 November 2019

Chair:

Councillor Carol Nugent

Councillors Present:

Councillor John Bradley (Depute), Councillor Walter Brogan, Councillor Robert Brown, Councillor Janine Calikes, Councillor Margaret Cowie, Councillor Katy Loudon, Councillor Jared Wark

Councillors' Apologies:

Councillor Alistair Fulton, Councillor Ann Le Blond, Councillor Martin Lennon, Councillor Margaret B Walker

Attending:

Community and Enterprise Resources

M Muir, Roads Area Manager

Education Resources

G McGuire, Quality Development Lead Officer; V McCool, Headteacher, Burgh Primary School, Rutherglen

Finance and Corporate Resources

L Paterson, Administration Officer

Also Attending:

Police Scotland

Chief Inspector L Baillie; Inspector S McManus

1 Declaration of Interests

The following interests were declared:-

| Councillor(s) | Item(s) | Nature of Interest(s) |
|----------------------|--|------------------------------|
| Cowie | Community Grant Applications <ul style="list-style-type: none">♦ Communities Together, Rutherglen (CR/37/19)♦ Fernhill Kids Playscheme, Rutherglen (CR/39/19) | Involvement with groups |

2 Minutes of Previous Meeting

The minutes of the meeting of the Cambuslang and Rutherglen Area Committee held on 10 September 2019 were submitted for approval as a correct record.

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

3 Education Scotland Report – Burgh Primary School, Rutherglen

A report dated 28 October 2019 by the Executive Director (Education Resources) was submitted on the outcome of the inspection of Burgh Primary School, Rutherglen made by Education Scotland.

The inspection had taken place in June 2019 as part of a national sample of primary education and the inspection letter reporting on the findings had been published on 1 October 2019.

A number of particular strengths of the school had been identified in the inspection letter. The areas for continued improvement, agreed with the school and education authority, had been incorporated into the school's improvement plan and parents would be informed of progress. Education Scotland had intimated that they would make no further visits in connection with this inspection.

G McGuire, Quality Development Lead Officer, Education Resources and the Headteacher spoke on key aspects of the report.

The Headteacher was congratulated on the outcome of the inspection and the Chair asked that the Committee's congratulations be relayed to the staff and pupils at the school.

The Committee decided: that the report be noted.

4 Police Scotland

Chief Inspector Baillie had recently transferred to Lanarkshire Division as Area Commander with responsibility for day-to-day policy functions for East Kilbride, Cambuslang and Rutherglen. Inspector McManus had responsibility for community engagement and partnership working.

Reference was made to the 7 key priorities within the Local Policing Plan 2017 to 2020 and it was highlighted that, following engagement with local communities in the Cambuslang and Rutherglen areas, the main priorities were as follows:-

- ◆ serious violent crime and public protection
- ◆ anti-social behaviour and hate crime
- ◆ impact of drugs and drug related behaviour
- ◆ crimes of housebreaking and thefts

In terms of addressing local priorities, the Community Safety Hub weekly meetings provided an opportunity for collective strategic planning to be undertaken to identify issues at an early stage and plan appropriate interventions at the lowest possible level.

Information was provided on the following initiatives: -

- ◆ **Contact Assessment Model**

A new decision-making framework, the Contact Assessment Model (CAM), had 'gone live' on 12 June 2019 in Lanarkshire. Positive feedback had been received and, through the introduction of a range of resolution options, there had been a decrease in the number of occasions that an immediate police response was required. This, in turn, had ensured a more effective use of resources.

- ◆ **Operation Forward**

Following the success of Operation Forward, launched in October 2018 to target those people who were intent on committing harm, a second Operation Forward had been launched which aimed, in particular, to disrupt drug supply in South Lanarkshire.

- ◆ **Mobile Working**

An initiative, piloted in Greater Glasgow Division, involved Officers using mobile devices as part of their operational duties which allowed them to spend more time within communities. The addition of the devices enabled officers to deal with incidents, engage with members of the public, support victims and focus on crime prevention.

♦ **Stop and Search**

Stop and Search was used by Police Scotland, in terms of the Code of Practice, as an operational policing tactic in the prevention, investigation and detection of crime. In Lanarkshire Division, the number of positive searches had demonstrated that the right people had been targeted.

Chief Inspector Baillie and Inspector McManus, having responded to members' questions, were thanked for their update on police activities.

The Committee decided: that the update on police activities be noted.

[Reference: Minutes of 6 November 2018 (Paragraph 3)]

Councillor Bradley entered the meeting during consideration of this item of business

5 Roads Investment Plan – Progress Report

A report dated 27 September 2019 by the Executive Director (Community and Enterprise Resources) was submitted on progress with the roads investment activity within the Cambuslang and Rutherglen Area Committee area during 2019/2020.

The Council had implemented an enhanced programme of roads maintenance and improvement during the period 2008/2009 to 2019/2020 at a cost of £126 million. This investment plan ended in March 2019 and the Council agreed to commit a further £11 million of capital 'steady state' funding for 2019/2020 and the approved Capital Strategy committed to the continuation of funding at 'steady state' levels.

Each road and footway scheme identified for improvement was scored using set criteria and then ranked in order of priority to ensure that those which required attention and provided the greatest benefit were programmed at the earliest possible date. From 2019/2020, this would be carried out on a Council-wide basis rather than defined budget allocations for each Area Committee area.

Details were provided on progress made in relation to the schemes within the Cambuslang and Rutherglen Area Committee area which showed that, as at 13 September 2019, 6 schemes had been completed and 14 were in progress or programmed to be completed by the end of March 2020.

Having responded to members' questions, the Chair, on behalf of the Committee, thanked the Roads Area Manager and his employees for their efforts in respect of the progress that had been made.

The Committee decided: that progress with the Roads Investment activity within the Cambuslang and Rutherglen Area Committee area be noted.

[Reference: Minutes of 6 November 2018 (Paragraph 5)]

6 Community Grant Applications

A report dated 5 November 2019 by the Executive Director (Finance and Corporate Resources) was submitted on applications for community grant.

The Committee decided: that community grants be awarded as follows:-

- | | | |
|-----|-------------------|--|
| (a) | Applicant: | Lochbrae Court Social Committee, Rutherglen (CR/28/19) |
| | Purpose of Grant: | Outing |
| | Amount Awarded: | £200 |

- (b) Applicant: Burnside Community Council, Rutherglen (CR/33/19)
Purpose of Grant: Equipment
Amount Awarded: £300
- (c) Applicant: Burnside in Bloom, Rutherglen (CR/34/19)
Purpose of Grant: Environmental project
Amount Awarded: £700
- (d) Applicant: North Halfway Senior Citizens' Club, Cambuslang (CR/35/19)
Purpose of Grant: Specialist transport, administration and publicity
Amount Awarded: £550
- (e) Applicant: Cambuslang and District Voluntary Care Club (CR/36/19)
Purpose of Grant: Specialist transport and entrance fees
Amount Awarded: £500
- (f) Applicant: Communities Together, Rutherglen (CR/37/19)
Purpose of Grant: Start-up costs
Amount Awarded: £250

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

- (g) Applicant: Enable (Rutherglen and District Branch), Cambuslang (CR/38/19)
Purpose of Grant: Entrance fees
Amount Awarded: £1,000
- (h) Applicant: Fernhill Kids Playsheme, Rutherglen (CR/39/19)
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250

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

7 Urgent Business

There were no items of urgent business.

Report

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|------------------|--|
| Report to: | Cambuslang and Rutherglen Area Committee |
| Date of Meeting: | 11 February 2020 |
| Report by: | Executive Director (Community and Enterprise Resources) |

| | |
|--------------------|--|
| Application no. | P/19/0983 |
| Planning proposal: | Erection of single storey extension to dwellinghouse to form a 'granny annex.' |

1 Summary application information

| | |
|-------------------|--|
| Application type: | Detailed planning application |
| Applicant: | Mr James Beek |
| Location: | 7 Douglas Drive Cambuslang G72 8NG |

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 Cambuslang and Rutherglen Area Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Stuart Sandilands
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (2015)**
Policy 4 -Development management and placemaking
Policy 6 - General urban area/settlements

Supplementary Guidance 3: Development Management, Placemaking and Design

Policy DM1 – Design
Policy DM2 – House extensions and alterations
Policy DM5 - Extended family accommodation

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 3 - General Urban Areas and Settlements
Policy 5 - Development Management and Placemaking

Policy DM1 - New Development Design
Policy DM2 – House Extensions and Alterations
Policy DM5 Extended Family Accommodation

◆ **Representation(s):**

| | | |
|---|----|-------------------|
| ▶ | 31 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 0 | Comment Letters |

◆ **Consultation(s):**

Roads Development Management Team

West of Scotland Archaeology Service

SEPA

Roads Flood Risk Management

Planning Application Report

1 Application Site

- 1.1 The application relates to a two storey, semi-detached, sandstone dwellinghouse set within extensive garden grounds at 7 Douglas Drive, Cambuslang. The property, which extends to approximately 1150 square metres in area, is located within an established residential area.
- 1.2 The application site is bounded to the north and south by residential properties, to the east by Douglas Drive with residential properties located opposite and to the west by West Coats Road with residential properties located opposite. Vehicular and pedestrian access to the property is taken from Douglas Drive. It is noted that access can also be taken from West Coats Road to the rear garden area of the property, however, this access does not appear to be in regular use.

2 Proposal(s)

- 2.1 The applicants propose to erect a single storey extension to the side and rear of the dwellinghouse, comprising additional living accommodation associated with the dwelling and a granny annex. The total floor area of the proposed extension would be 155 square metres, with 30 square metres of the extension comprising an extended kitchen associated with the main dwellinghouse and the remainder comprising the proposed granny flat. The proposed granny flat would comprise a bedroom, kitchen, living room and study, as well as bathroom facilities. The proposed extension would be finished in facing brick with a natural slate roof.
- 2.2 The applicants have provided supporting information advising that the proposed granny flat would be occupied by the parents of one of the occupants of the property. Additional medical justification demonstrating the need for the accommodation to be provided on site has also been provided.

3 Background

3.1 Local Plan Status

- 3.1.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015) the site falls within the general urban area as defined by Policy 6. Policy 4 – Development Management and Placemaking is also of relevance to the proposal. In addition, the guidance contained within the associated supplementary guidance document relating to development management, placemaking and design is of relevance to the proposed development.
- 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 is now a material consideration.

3.2 Planning Background

- 3.2.1 Planning consent was sought in 2007 to sub-divide the garden ground of the property and erect a two storey dwellinghouse within the property (Planning Ref: CR/07/0387). However, it was considered necessary for planning permission to be refused for this proposed development.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Development Management Team)** – following discussions with the applicant and the submission of additional details Roads and Transportation Services have advised that they have no objections, subject to compliance with conditions relating to parking and visibility splay provision.

Response: Noted. Appropriate conditions would be added to any consent granted.

- 4.2 **Roads and Transportation Services (Flood Risk Management Team)** – advised that they have no objections to the proposed development.

Response: Noted.

- 4.3 **SEPA** – advised that they have no objections to the proposed development.

Response: Noted.

- 4.4 **West of Scotland Archaeology Service** – advised that they have no objections to the proposed development.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken in respect of the proposed development. In response 31 letters of representation were received, the points of which are summarised below.

- a) **The proposal relates to the erection of a new dwellinghouse, rather than a granny annex as set out in the application.**

Response: The applicants have advised that the proposal relates to the formation of a granny annex to allow the applicant's parents-in-law to reside on site with the family. Justification has been provided in respect of the need for the accommodation to be provided on site and the Planning Service are satisfied with the details provided. The applicants have stated that they have no intention of selling or splitting the property for separate use. A suitable planning condition would be attached to any consent issued stipulating that the granny annex shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit. On this basis I am satisfied that the application relates to the formation of a granny annex and that its use can be suitably controlled through the planning process.

- b) **The use of the proposed development has not been stated. Clarification should also be provided as to whether this would be a separate property and could be sold or rented as such, whether it would be used as an Airbnb property, whether it would be demolished in future if no longer required and whether Council Tax would be paid in respect of the development.**

Response: As set out in a) above, the applicants have advised that the proposal relates to the formation of a granny annex to allow the applicant's parents-in-law to reside on site with the family and that it is not intended to utilise the development for any other purpose. A suitable planning condition would be attached to any consent issued stipulating that the granny annex shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit. There would be no requirement for the development to be demolished once the period of need ends, however it would be expected that the development would be utilised as part of the main

dwellinghouse at that stage. The issue of Council Tax payments is not a relevant planning consideration.

- c) **The development is too large in terms of scale in relation to the original house, the overall property and adjacent properties.**

Response: While it is noted that the footprint of the proposed granny annex is significant it is nonetheless noted that it would be single storey in terms of height and would be located within sizeable garden grounds associated with the dwellinghouse at 7 Douglas Drive. As such, it is considered that a development of this scale can be accommodated within the curtilage of the property without having any significant impacts on the property itself or the surrounding area in amenity terms.

- d) **The proposed design, appearance and finishes would not be in keeping with the existing dwellinghouse or surrounding properties and would adversely impact on the character of the area.**

Response: It is noted that the applicant has amended the originally proposed finishing materials and it is now proposed to finish the development in facing brick to match the existing dwellinghouse, with a slate roof and grey windows. In principle the proposed materials are considered to be acceptable, however a condition would be attached to any consent issued requiring full details of all proposed materials to be submitted to and approved by the Planning Service prior to development works taking place on site.

- e) **The loss of a large tree at the front of the property would affect the views from the properties at 9 and 10 Douglas Drive.**

Response: Loss of view is not a valid planning consideration.

- f) **The proposal would result in a loss of trees within the site. This would adversely affect the existing screening between the application site and adjacent properties.**

Response: Although some trees within the site would require to be felled to facilitate the development as proposed, it is not considered that the loss of these trees would have any significant impact on the amenity of the property itself or its surroundings. Given that the proposed development is single storey in height there are no concerns with regard to screening or overlooking associated with the proposed development.

- g) **The development could have an adverse impact on bats within the site.**

Response: As only very limited demolition works are proposed to be carried out to facilitate the development it is considered unlikely that there would be an adverse impact on bats as a result of the development proposed. However, for the avoidance of doubt, an informative would be attached to any consent issued advising of the appropriate procedures in the event that bats are encountered as part of the development process.

- h) **The development could cause traffic and parking issues locally.**

Response: The Council's Roads and Transportation Services were consulted in respect of the application and have advised that, subject to implementation of car parking and visibility splays as set out on the drawings submitted, they do not have any concerns with regard to traffic, parking or other road safety issues associated with the development. Appropriate conditions would be attached to any consent issued requiring the appropriate parking and visibility splay measures to be put in place on site before the development is brought into use.

- i) **The development could set an undesirable precedent for similar future developments in the area.**
Response: Each planning application requires to be considered on its own merits and the granting of planning consent in this instance would not be considered to set a precedent for any future proposed development. As with any proposed development requiring planning permission, future proposals would require to be assessed on their own merits at the time of submission of an application to the Council.
- j) **The development could create a flood risk issue in the vicinity of the site. In particular, no details of any impact on a stream that runs under the property appear to have been provided.**
Response: Both SEPA and the Council's Flood Risk Management Team have been consulted in respect of the proposed development. Both have confirmed that they have no objections to the proposed development. As such, it would not be appropriate for planning permission to be refused on flood risk grounds. Thereafter, it would be the responsibility of the applicants to ensure that the development does not create any adverse impacts in terms of affected streams, culverts or other flood risk management issues.
- k) **The development could create overlooking and privacy issues between the applicant's property and nearby properties. In addition, potential damage to shared boundary hedges could create privacy issues.**
Response: Given that the proposed development would take the form of a single storey extension to a two storey dwellinghouse, it is not considered that the development would create any issues in terms of overlooking or loss of privacy. The issue of maintenance of shared boundary hedges would be a civil matter to be resolved separately between the parties involved.
- l) **Although not located within the Conservation Area these properties represent a historical part of Cambuslang and it should be ensured that the character of the area is not adversely affected by inappropriate development or loss of trees.**
Response: It is noted that the proposed development would be single storey in height and would be set back from the front elevation of the property, projecting to the side and rear of the existing dwellinghouse only. Additionally, it is considered that the proposed development would be finished in materials that would suitably complement the existing dwellinghouse on site and the surrounding area. As such, it is not considered that the development would adversely affect the traditional character of the local area.
- m) **The vehicular access to the development has not been clarified in that access could be taken from Douglas Drive or West Coats Road. Use of the access point from West Coats Road may cause security issues for adjacent properties, create traffic congestion and cause damage to trees.**
Response: The applicants have confirmed that the granny annex would be accessed from the front of the property via Douglas Drive, in the same manner that the dwellinghouse is accessed at this time. Details of provision of car parking space for four vehicles and appropriate vehicular and pedestrian visibility splays have been provided. The Council's Roads and Transportation Services have confirmed their satisfaction with these details and suitable planning conditions would be attached to any consent issued to ensure that the approved details are put in place on site to the Council's satisfaction.

- n) **The development could be used as business premises rather than as a granny annex.**
Response: Any planning consent issued would permit the use of the development as a granny annex associated with the existing dwellinghouse on site only. As such, a separate planning consent would require to be obtained if it was proposed to utilise the extension as business premises in future.
- o) **The proposal does not comply with Policy DM2 of the adopted South Lanarkshire Local Development Plan which states that developments should not dominate or overwhelm the existing dwelling, neighbouring properties or the street scene in terms of size, scale or height.**
Response: While it is noted that the footprint of the proposed granny annex is significant it is nonetheless noted that it would be single storey in terms of height and would be located within sizeable garden grounds associated with the dwellinghouse at 7 Douglas Drive. As such, it is not considered that the proposed development would dominate or overwhelm the existing dwelling, neighbouring properties or the street scene in terms of size, scale or height and the view is taken that the proposals fully comply with Policy DM2.
- p) **The proposal does not comply with Policy DM3 of the adopted South Lanarkshire Local Development Plan concerning sub-division of garden ground which requires that features which contribute to the character of an area be retained.**
Response: Policy DM3 relates to the sub-division of garden ground in order to form an additional dwellinghouse. In this instance it is not proposed to form an additional dwellinghouse and as such, this policy is not of relevance to the planning application. However, in any event, it is not considered that the development as proposed would result in the loss of any features that make a significant contribution to the character of the area in which the property is situated.
- q) **The proposal does not comply with Policy DM1 of the adopted South Lanarkshire Local Development Plan which states that proposals should be of a high quality design that is sympathetic to the local area.**
Response: The proposals have been considered in detail and the view is taken that the proposals would represent a high quality design that ensure that the development provides the required additional accommodation while ensuring that the character and amenity of the area is not adversely affected. As such, the proposed development is considered to be compliant with Policy DM1.
- r) **The development, if approved, may have structural impacts on adjacent properties.**
Response: This is not a valid planning consideration. However, a building warrant would require to be obtained for the proposed works and, through the building warrant process, it would be ensured that the development would be fully compliant with all relevant building standards. It should be noted, however, that any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.
- s) **The creation of a narrow passage between the proposed development and the adjoining semi-detached property may create security issues.**
Response: It is not considered that the extension would create any additional security issues either in respect of the application site or any adjacent properties.

- t) **The ownership certificate associated with the application appears to be incorrect and shows a Mr Beek as the property owner, rather than a Mr and Mrs Kelley as identified on the Land Registry Records associated with the property.**
Response: The applicants have noted that the ownership certificate was incorrectly filled in as Mr and Mrs Kelley are the owners of the property at the current time. A revised ownership certificate has been submitted to correct this error.
- u) **The proposed development would cause overshadowing issues to adjacent properties.**
Response: Given that the proposed development would be single storey in height throughout and the ground on which it is situated is predominantly flat, it is not considered that there would be any significant overshadowing issues to adjacent properties created as a result of the development.
- v) **The removal of existing walls to facilitate the proposed development could have a structural impact on the property and the adjoining semi-detached dwelling.**
Response: Similarly to r) above, this is not a relevant planning consideration but would form part of any future building warrant application submitted in respect of the proposed development. It should be noted, however, that any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.
- w) **No details of drainage of rainwater from guttering has been provided.**
Response: There is no requirement for these details to be provided as part of the planning application submission.
- x) **Demolition and foundation works associated with the proposed development could cause damage to the adjoining semi-detached dwelling.**
Response: This is not a relevant planning consideration. Any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.
- y) **It is noted that revised drawings have been submitted and the plans have been amended and reduced in scale. However, the previously stated objections are retained by the writer in respect of the amended proposals.**
Response: The writer's comments are noted. However, as set out in Section 6 below, following a detailed assessment of the planning application the view is taken that the proposal is fully compliant with all relevant Council policies. It is, therefore, considered appropriate for planning consent to be issued in respect of the proposed development in this instance.
- z) **The objectors were not provided with written confirmation of the outcome of the original application in respect of the proposed development and feedback was not provided in respect of the points of objection raised.**
Response: Although amended drawings were submitted in respect of the proposed development, the application under consideration is the original application and as such, no final decision has been taken in respect of this application at this time. Once the application is determined all representees will be provided with confirmation of the outcome of the application. Responses to

the points of objection raised are detailed in the report of handling associated with the development which can be viewed on the Council's Planning Portal.

- aa) **The development will result in a loss of green space and set a precedent for further loss of green space through future developments of a similar nature. This will create an adverse impact in terms of climate change issues.**

Response: While an area of garden ground associated with the dwellinghouse on site would be lost to facilitate the proposed development it is not considered that any significant loss of greenspace would occur in this instance. Each planning application requires to be considered on its own merits and the granting of planning consent in this instance would not be considered to set a precedent for any future proposed development. As with any proposed development requiring planning permission, future proposals would require to be assessed on their own merits at the time of submission of an application to the Council.

- bb) **Details have not been provided as to how the building works would be carried out on site.**

Response: There is no requirement for these details to be provided as part of the planning application submission. However, a building warrant would require to be obtained for the proposed works and, through the building warrant process, it would be ensured that the development would be carried out in accordance with all relevant building standards.

- cc) **Part of the stone wall at the front of the property would require to be removed to facilitate the proposed access arrangements associated with the development.**

Response: It is noted that a section of the wall in question would require to be removed to facilitate the development. The removal of the section of wall would not, in itself, require planning consent and this work would allow appropriate car parking space and visibility splays to be provided in respect of the development.

- 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 Planning permission is sought to erect a single storey extension to the side and rear of the dwellinghouse at 7 Douglas Drive, Cambuslang, comprising additional living accommodation associated with the dwelling and a granny annex. The total floor area of the proposed extension would be 155 square metres, with 30 square metres of the extension comprising an extended kitchen area associated with the main dwellinghouse and the remainder comprising the proposed granny flat. The proposed granny flat would comprise a bedroom, kitchen, living room and study, as well as bathroom facilities. The proposed extension would be finished in facing brick with a natural slate roof.
- 6.2 The applicants have provided supporting information advising that the proposed granny flat would be occupied by the parents of one of the occupants of the property. Additional medical justification demonstrating the need for the accommodation to be provided on site has also been provided.
- 6.3 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 development plan policy.

- 6.4 In terms of the adopted local development plan, it is noted that the site is located in an area which forms part of the general urban area as designated by Policy 6. As such, the principle of the use of the site for residential purposes is considered to be acceptable. With regard to the specific design and layout of the proposed development Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. Further policy and guidance is set out in the associated supplementary guidance document relating to Development Management, Placemaking and Design.
- 6.5 Policy DM1 of the supplementary guidance document relating to development management, placemaking and design advises that the design and layout of all new development will require to be assessed against the relevant supplementary guidance policies as appropriate. In this case Policy DM2 – House extensions and alterations and Policy DM5 – Extended Family Accommodation are considered to be of specific relevance to this planning application.
- 6.6 Policy DM2 advises that proposed house extensions and alterations will be considered favourably provided that the siting, form, scale, design and materials are appropriate to the dwellinghouse itself and the wider area, the proposed development does not overwhelm the existing dwellinghouse or wider streetscene and the development does not have a significant adverse impact in terms of privacy, overlooking or loss of light. In addition, proposals should retain adequate car parking, bin storage and garden ground and should not adversely impact on traffic or public safety.
- 6.7 Policy DM5 provides specific policy and guidance with regard to extended family accommodation. The policy advises that in order for proposed extended accommodation to be considered acceptable, a social need will require to be demonstrated in support of the proposals. In addition, it will require to be demonstrated that adequate access, parking and turning facilities will continue to be provided and that no harm to the amenity of neighbouring properties through loss of privacy or overlooking will occur. Furthermore, in instances where proposals for the formation of a family annex are considered acceptable, any consent issued will require to be appropriately conditioned to ensure that the annex is not occupied, let or sold as a separate dwellinghouse.
- 6.8 In this instance it is noted that, although sizeable in terms of floor area, the proposed extension would be small in terms of height, being single storey throughout. In addition it is noted that the property is situated within extensive garden grounds and that, as such, ample garden and amenity space would remain available to serve the extended property. Furthermore, given the significant size of the plot and other adjacent properties and taking into account that the proposed extension would be significantly set back from the front elevation facing onto Douglas Drive, it is considered that an extension of this scale can be comfortably accommodated within the site without adversely impacting on the streetscape or the character of the local area.
- 6.9 Given that the proposed development would be single storey in height throughout, it is not considered that there would be any significant adverse impact on any surrounding properties in terms of overlooking, loss of privacy or overshadowing issues. Both SEPA and the Council's Roads and Transportation Services (Flood Risk Management Team) have advised that they have no objections with regard to flood

risk issues. Additionally, following the submission of further details clarifying car parking and visibility splays at the existing access point on Douglas Drive, the Council's Roads and Transportation Services (Development Management Team) have advised that they have no objections to the proposed development, subject to conditions that would be attached to any consent issued.

- 6.10 With regard to the justification of the formation of a granny flat within the site, it is noted that supporting information has been provided by the applicants advising of the social need for the extended family accommodation to be provided. The details submitted have been accepted by the Planning Service. A planning condition would be attached to any consent issued to ensure that the annex is not occupied, let or sold as a separate dwellinghouse. A condition requiring the submission of full details of all materials proposed to be used as part of the development would also be attached to any consent issued, to ensure that the development would suitably relate to the surrounding streetscape. As such, further to the detailed assessment of the proposals as outlined above, the view is taken that the proposals are compliant with the relevant policies of the Adopted South Lanarkshire Local Development Plan and its associated supplementary guidance, with specific regard to Policies 4, 6, DM1, DM2 and DM5.
- 6.11 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 3, 5, DM1, DM2 and DM5 of the proposed plan.
- 6.12 In summary, while it is noted that the proposed development is sizeable in terms of scale, the view is taken that, given the single storey nature of the extension and the extensive gardens within which this property is set, the development as proposed would be fully compliant with the relevant provisions of both the South Lanarkshire Local Development Plan (adopted 2015) and the Proposed South Lanarkshire Local Development Plan 2018. It is, therefore, recommended that planning permission is granted for the proposed development, subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal would have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6, DM1, DM2 and DM5) and the Proposed South Lanarkshire Local Development Plan 2 (Policies 3, 5, DM1, DM2 and DM5). There are no additional material considerations which would justify refusing to grant consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

24 January 2020

Previous references

- ◆ CR/07/0387

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 12 July 2019
- ▶ Consultations

| | |
|-----------------------------------|------------|
| Roads Development Management Team | 05.08.2019 |
| WOSAS | 24.07.2019 |
| SEPA Flooding | 19.07.2019 |
| Roads Flood Risk Management | 16.09.2019 |

| | |
|---|------------|
| ▶ Representations | Dated: |
| R Jones, 39 Brownside Road, Cambuslang, Glasgow, South Lanarkshire, G72 8NH | 29.07.2019 |
| Mr And Mrs J Myles, 61 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE | 12.08.2019 |
| Captain David L. Beveridge, 59 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE | 12.08.2019 |
| Mr Alexander Murrison, 53 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE | 26.07.2019 |
| Thomas J Gillies, 51 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE | 23.07.2019 |
| Mrs Moira Miller, 8 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NQ | 30.07.2019 |
| Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 13.01.2020 |
| Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 12.01.2020 |
| J K Beattie, 5 Douglas Drive, Cambuslang, G72 8NG | 06.08.2019 |
| Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 17.01.2020 |
| Imogen Beattie, 5 Douglas Drive, Cambuslang, G72 8NG | 08.08.2019 |
| John Beattie, Received Via Email | 24.07.2019 |
| Mr Alan Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 28.07.2019 |
| Imogen Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 06.08.2019 |
| Mr John Anderson, 36 Cadzow Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NF | 17.01.2020 |

| | |
|--|------------|
| Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 20.09.2019 |
| Mr & Mrs J Anderson, 36 Cadzow Drive, Cambuslang, G72 8NF | 23.09.2019 |
| Imogen Beattie, By Email | 23.09.2019 |
| Mrs Catherine Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 23.09.2019 |
| Mr And Mrs A Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 20.09.2019 |
| John Anderson, Received Via E-mail | 15.10.2019 |
| Mrs Imogen Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 19.01.2020 |
| Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 29.07.2019 |
| Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 24.09.2019 |
| J K Beattie, 5 Douglas Drive, Cambuslang, G72 8NG | 23.09.2019 |
| Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 13.01.2020 |
| Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 29.07.2019 |
| Mr & Mrs J Anderson, 36 Cadzow Drive, Cambuslang, G72 8NF | 31.07.2019 |
| Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 31.07.2019 |
| Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 31.07.2019 |
| Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG | 24.09.2020 |

Contact for further information

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455049

Email: declan.king@southlanarkshire.gov.uk

Conditions and reasons

01. 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. The development shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That the granny annex hereby approved shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit.

Reason: In order to retain effective planning control.

03. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved drawings shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

04. That, before the development hereby approved is completed or brought into use, the vehicular access to the property from Douglas Drive shall be widened to a minimum of six metres in width, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

05. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

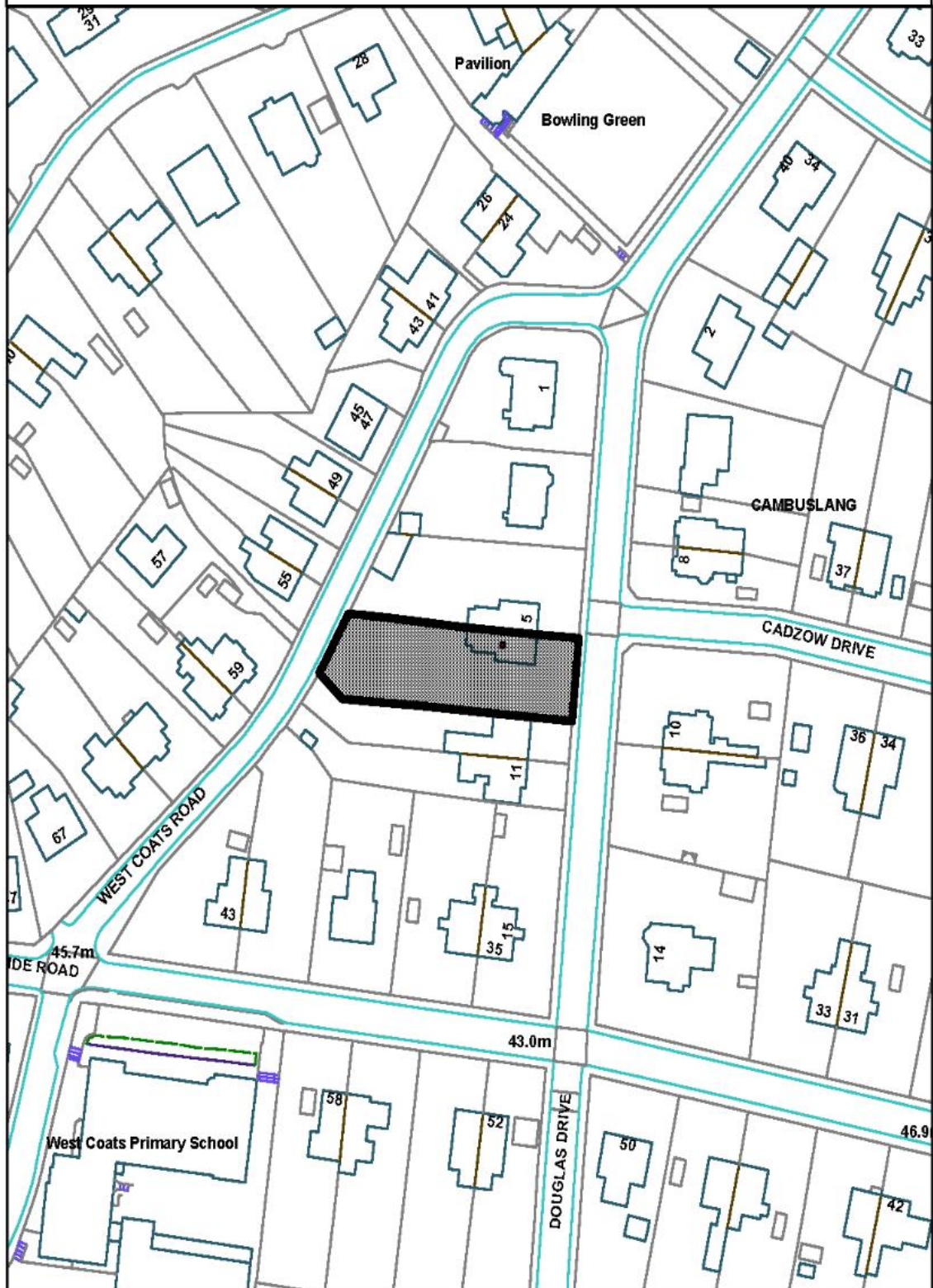
Reason: In the interests of traffic and public safety.

06. That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of public safety.

P/19/0983

7 Douglas Drive, Cambuslang



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Scale:
1:1,250
Date:
14/01/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

Report

5

Report to: **Cambuslang and Rutherglen Area Committee**
 Date of Meeting: **11 February 2020**
 Report by: **Executive Director (Finance and Corporate Resources)**

Subject: **Community Grant Applications**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the allocation of community grants to 6 community groups in the Cambuslang and Rutherglen area from the 2019/2020 community grant budget
- ◆ request authorisation for the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve further community grant applications meeting the relevant criteria in the period to 31 March 2020 from the 2019/2020 budget

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: | Resourceful Ramblers, Rutherglen (<i>CR/40/19</i>) |
| | Amount Requested: | £1,250 |
| | Purpose of Grant: | Specialist transport |
| | Amount Awarded: | £1,000 |
| (b) | Applicant: | Fernbrae Meadows Allotment Association, Rutherglen (<i>CR/41/19</i>) |
| | Amount Requested: | £470 |
| | Purpose of Grant: | Start-up costs |
| | Amount Awarded: | £250 |
| (c) | Applicant: | James Aiton Primary School Parent Council, Cambuslang (<i>CR/42/19</i>) |
| | Amount Requested: | £1,000 |
| | Purpose of Grant: | Equipment |
| | Amount Awarded: | £500 |
| (d) | Applicant: | Cambuslang Out of School Care (<i>CR/43/19</i>) |
| | Amount Requested: | £1,000 |
| | Purpose of Grant: | Equipment |
| | Amount Awarded: | £500 |

- (e) Applicant: Cambuslang Harriers (CR/44/19)
Amount Requested: £500
Purpose of Grant: Entrance fees
Amount Awarded: £300
- (f) Applicant: SCOPE (Rutherglen) (CR/45/19)
Amount Requested: £1,000
Purpose of Grant: Entrance fees
Amount Awarded: £1,000

- (2) request authorisation for the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve any further community grant applications meeting the relevant criteria in the period to 31 March 2020 from the 2019/2020 budget

3. Background

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited continually throughout the year.
- 3.2. All applications require to be supported by a constitution, audited accounts or annual income and expenditure accounts, a bank statement and confirmation that the group/organisation will adhere to the conditions of the grant award.

4. Employee Implications

- 4.1. None.

5. Financial Implications

- 5.1. The current position of the community grant allocation for the Cambuslang and Rutherglen Area Committee in 2019/2020 is as follows:-

| | |
|---|---------|
| Total allocation for Community Grants | £25,750 |
| Grants previously allocated | £19,030 |
| Community grants recommended in this report | £3,550 |
| Remaining balance | £3,170 |

- 5.2 In view of the fact that this is the last meeting of the Committee in the current financial year and to allow any further applications submitted prior to the end of the current financial year to be considered, it is proposed that the Executive Director (Finance and Corporate Resources), in consultation with the Chair, be authorised to approve any further community grant applications meeting the relevant criteria in the period to 31 March 2020. Information on those grants awarded would be reported to a future meeting.

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no significant implications in terms of climate change, sustainability or environmental issues.

7. Other Implications

- 7.1. The risk to the Council is that grant funding is not utilised for the purpose of which it was intended. This risk is mitigated by internal controls including audit procedures and conditions of grant agreement.

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. All the necessary consultation with the community groups has taken place.

Paul Manning

Executive Director (Finance and Corporate Resources)

27 January 2020

Link(s) to Council Values/Ambitions/Objectives

- ♦ Accountable, effective, efficient and transparent. Work with communities and partners to promote high quality, thriving and sustainable communities.

Previous References

None

List of Background Papers

- ♦ Individual applications forms

Contact for Further Information

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

Geraldine Wilkinson, Clerical Assistant

Ext: 4818 (Tel: 01698 454818)

E-mail: geraldine.wilkinson@southlanarkshire.gov.uk

