

Wednesday, 02 May 2018

Dear Councillor

Hamilton Area Committee

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

Date:Wednesday, 02 May 2018Time:14:00Venue:Committee Room 1, Council Offices, Almada Street, Hamilton, ML3 0AA

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

Members are reminded to bring their fully charged tablets to the meeting

Yours sincerely

Lindsay Freeland Chief Executive

Members

Mary Donnelly (Chair), Peter Craig (Depute Chair), Jackie Burns, Stephanie Callaghan, Andy Carmichael, Maureen Chalmers, Maureen Devlin, Allan Falconer, Graeme Horne, Martin Grant Hose, Joe Lowe, Kenny McCreary, Mark McGeever, Jim McGuigan, Davie McLachlan, Lynne Nailon, Richard Nelson, Mo Razzaq, John Ross, Bert Thomson, Josh Wilson

BUSINESS

1 Declaration of Interests

2 Minutes of Previous Meeting 3 - 8 Minutes of the meeting of the Hamilton Area Committee held on 14 February 2018 submitted for approval as a correct record. (Copy attached)

Item(s) for Noting

- 3 **Presentation on Year of the Young People** Presentation by R Gallacher, Youth Learning Manager, Education Resources
- 4 **Presentation on Equally Safe Pilot Scheme** Presentation by E Morrison, Head Teacher, St John Ogilve High School
- 5 VASLan Update on Performance Presentation by Gordon Bennie, Chief Executive Officer, VASLan.

Item(s) for Decision

- Application HM170442 Installation of an ATM and Associated 6 9 - 18 Freestanding Steel Secure Room (retrospective) at Petrol Station, 1 Machan Road, Larkhall Report dated 25 January 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached) 7 Application HM/17/0531 - Installation of 3 no rooflights (retrospective) 19 - 28 (listed building consent) at 15C Main Street, Uddingston Report dated 16 April 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached) 8 Playscheme Grant Applications 2018/2019 29 - 32 Report dated 16 April 2018 by the Executive Director (Finance and Corporate Resources). (Copy attached)
- 9 Community Grant Applications 33 40 Report dated 16 April 2018 by the Executive Director (Finance and Corporate Resources). (Copy attached)

Urgent Business

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

For further information, please contact:-

Clerk Name:	Margaret Macdougall
Clerk Telephone:	01698 4543661
Clerk Email:	margaret.macdougall@southlanarkshire.gov.uk

HAMILTON AREA COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 14 February 2018

Chair:

Councillor Mary Donnelly

Councillors Present:

Jackie Burns, Stephanie Callaghan, Andy Carmichael, Maureen Chalmers, Peter Craig (Depute), Allan Falconer, Joe Lowe, Kenny McCreary, Jim McGuigan, Lynne Nailon, Mo Razzaq, John Ross, Josh Wilson

Councillors' Apologies:

Maureen Devlin, Graeme Horne, Martin Grant Hose, Mark McGeever, Davie McLachlan, Richard Nelson, Bert Thomson

Attending:

Community and Enterprise Resources

S Clark, Planning Team Leader (Hamilton) **Education Resources** F Robertson, Senior Community Learning and Home School Partnership Worker **Finance and Corporate Resources** G Cochran, Administration Assistant; J Muirhead, Administration Adviser

Also Attending:

Citizens' Advice Bureau

S Griffiths, Caseworker; J Howdle, Team Leader (Hamilton)

1 Declaration of Interests

The following interest was declared:-

<i>Councillor(s)</i> Carmichael	<i>Item(s)</i> Application HM/17/1550 – Change of use from Class 10 Nursery to Sui Generis – Public House with Associated External Alterations at 69 to 71 Church Street, Larkhall	<i>Nature of Interest(s)</i> Known to objectors

2 Minutes of Previous Meeting

The minutes of the meeting of the Hamilton Area Committee held on 22 November 2017 were submitted for approval as a correct record.

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

3 Hamilton Citizens' Advice Bureau

J Howdle, Team Leader and S Griffiths gave a presentation on the services provided by Hamilton Citizens' Advice Bureau. The CAB offered free, confidential, independent and impartial advice on various including:-

- social housing
- benefits
- legal representation
- local energy advice

- ♦ debt
- housing
- health and welfare
- money advice

During 2016/2017, the CAB had dealt with 17,760 issues across 15 areas of advice and provided advice to 3,440 people, 2,306 of whom had not used the service before. The total workload could be broken down as follows:-

- 35% related to social security issues
- 19% related to legal issues in respect of housing and debt
- 13% related to housing issues
- 28% related to representation of clients

In relation to Universal Credit (UC), the CAB's main focus was to help clients understand the process and to assist them with their online claims. Details of 5 case studies were provided which highlighted the variety of issues that arose and the various ways assistance could be provided.

J Howdle and S Griffiths, having responded to members' questions, were thanked for their informative presentation.

The Committee decided: that the presentation be noted.

Councillor Burns entered the meeting during this item of business

4 Community Learning and Home School Partnership Service

A presentation was given by F Robertson, Senior Community Learning and Home School Partnership Worker, Education Resources providing an update on the comprehensive range of adult, family and community based learning opportunities available within the Hamilton area.

The Community Learning and Home School Partnership (CLHSP) operated 4 area teams across South Lanarkshire. Those teams, in partnership with a wide range of establishments and organisations within their localities, worked to maximise the impact of community learning provision.

Each team had produced a Locality Review Report which highlighted the work carried out during 2016/2017. The Review Report for Hamilton, which had been circulated to members, identified the following key outcomes:-

- 2,767 adults had participated in learning programmes
- 85 adults had received nationally recognised awards
- 94 family learning programmes had been delivered
- 2,321 young people had participated in learning programmes
- 174 adults had improved their English through English for Speakers of Other Languages provision
- 93 adults had improved their literacy and numeracy skills (50% of the participants being male)
- 114 volunteers had accessed training and support to directly impact on CLHSP provision
- volunteers had contributed 8206 hours of work within their local community
- 232 people had influenced decision-making within their community
- 12 community groups had been supported to achieve their planned outcomes

Information was also provided on a range of Service-wide developments.

F Robertson, having responded to members' questions, was thanked for her informative presentation.

The Committee decided:

- (1) that the Community Learning and Home School Partnership Service 2016/2017 Locality Review Report for Hamilton be noted; and
- (2) that the positive impact that the Community Learning and Home School Partnership Service had made on local communities be noted.

5 Application HM/17/0442 - Installation of an ATM and Associated Freestanding Steel Secure Room (Retrospective) at Petrol Station, 1 Machan Road, Larkhall

A report dated 25 January 2018 by the Executive Director (Community and Enterprise Resources) was submitted on planning application HM/17/0442 by NoteMachine UK Limited for the installation of an ATM and Associated Freestanding Steel Secure Room (Retrospective) at Petrol Station, 1 Machan Road, Larkhall.

Following discussion, the Committee agreed that the application be continued and the applicant be invited to attend the next meeting of the Hamilton Area Committee to present their views on the retrospective application and the potential relocation of the cashline machine to within the kiosk. In the meantime, a request be made to the applicant that use of the machine be suspended until such time as a decision had been made.

The Committee decided:

that planning application HM/17/0442 by NoteMachine UK Limited for the Installation of an ATM and Associated Freestanding Steel Secure Room (Retrospective) at Petrol Station, 1 Machan Road, Larkhall be continued to the next meeting of the Hamilton Area Committee to allow the applicant to be invited to present their views on the retrospective application and the potential relocation of the cashline machine to within the kiosk and that, in the meantime, a request be made to the applicant that use of the cashline machine be suspended until such time as a decision had been made.

Councillor Lowe, as the mover of an amendment which failed to find a seconder, asked that his dissent be recorded

6 Application HM/17/0550 - Change of use from Class 10 Nursery to Sui Generis -Public House with Associated External Alterations at 69 to 71 Church Street, Larkhall

A report dated 25 January 2018 by the Executive Director (Community and Enterprise Resources) was submitted on planning application HM/17/0550 by Q Bar and Restaurant for the change of use from Class 10 Nursery to Sui Generis Public House with Associated External Alterations at 69 to 71 Church Street, Larkhall.

The Committee decided: that planning application HM/17/0550 by Q Bar and Restaurant for the change of use from Class 10 Nursery to Sui Generis Public House with Associated External Alterations at 69 to 71 Church Street, Larkhall be granted subject to the conditions specified in the Executive Director's report.

Councillor Carmichael, having declared an interest in the above application, withdrew from the meeting during its consideration. Councillor Lowe left the meeting during this item of business

7 Community Grant Applications

A report dated 31 January 2018 by the Executive Director (Finance and Corporate Resources) was submitted on applications for community grant.

In view of the fact that this was the last meeting of the Committee in the current financial year and to allow best use to be made of the remaining 2017/2018 community grant budget, it was 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 2018. Those grants awarded would be reported to the next meeting of the Area Committee for noting.

The Committee decided:

(1) that community grants be awarded as follows:-

(a)	Applicant: Purpose of Grant: Amount Awarded:	The TACT Sewing Group, Blantyre (HA/83/17) Equipment and materials £250
(b)	Applicant:	South Lanarkshire Self-Directed Support Network, Hamilton (HA/84/17)
	Purpose of Grant: Amount Awarded:	Equipment £350
(c)	Applicant: Purpose of Grant: Amount Awarded:	78th Lanarkshire (3rd Blantyre) Scout Group <i>(HA/87/17)</i> Entrance fees and materials £300
(d)	Applicant: Purpose of Grant: Amount Awarded:	St Machan's Guild, Larkhall <i>(HA/88/17)</i> Outing £200
(e)	Applicant: Purpose of Grant: Amount Awarded:	Hillhouse Community Council, Hamilton <i>(HA/90/17)</i> Materials £200
(f)	Applicant:	Sharp and Gentles Fly Tying and Fishing Club, Hamilton (HA/91/17)

	Purpose of Grant: Amount Awarded:	Equipment and outing £300
(g)	Applicant Purpose of Grant: Amount Awarded:	Inter Cultural Milan Club, Hamilton <i>(HA/92/17)</i> Outing £200
(h)	Applicant: Purpose of Grant: Amount Awarded:	Eddlewood Bowling Club Ladies' Section, Hamilton <i>(HA/93/17)</i> Outing £200
(i)	Applicant: Purpose of Grant: Amount Awarded:	Hamilton South Church Craft Class <i>(HA/95/17)</i> Outing and materials £250
(j)	Applicant: Purpose of Grant: Amount Awarded:	Handmades, Hamilton <i>(HA/96/17)</i> Outing and entrance fees £250
(k)	Applicant: Purpose of Grant: Amount Awarded:	Livingstone Memorial Church Guild, Blantyre <i>(HA/</i> 97/17) Outing £200
(I)	Applicant: Purpose of Grant: Amount Awarded:	Lanarkshire Ethnic Minority Action Group, Blantyre (HA/98/17) Outing and entrance fees £250

- (2) that, to ensure that the remaining 2017/2018 community grant budget was utilised as fully as possible, the Executive Director (Finance and Corporate Resources), in consultation with the Chair, be authorised to approve community grant applications in the period to 31 March 2018, subject to the applications meeting the Council's criteria for the receipt of funding; and
- (3) that details of those applications approved be reported to a future meeting for noting.

8 Urgent Business

There were no items of urgent business.



Report to: Date of Meeting: Report by:	Hamilton Area Committee 14 February 2018 Executive Director (Community and Enterprise Resources)
Application No	HM/17/0442

Planning Proposal: Installation of an ATM and Freestanding Steel Secure Room. (Retrospective)

1 Summary Application Information

- Application Type :
- Applicant :
 - Location :
- Detailed Planning Application NoteMachine UK Ltd Petrol Station Machan Road Larkhall ML9 1HX

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 the Conditions attached)

2.2 Other Actions/Notes

(1) The Hamilton Area Committee has delegated powers to determine the application.

3 Other Information

- ♦ Applicant's Agent: Ms Jan Clark
- Council Area/Ward: 20 Larkhall
- Policy Reference(s):

South Lanarkshire Local Development Plan (adopted 2015)

Policy 4 - Development Management and Placemaking

Policy 6- General Urban Area/Settlements Development management, placemaking and design supplementary guidance (2015)

- Representation(s):
 - ► 6 **Objection Letters**
 - ▶ 0
 - Support Letters Comments Letters ▶ 0
- Consultation(s):

Environmental Services

Roads Development Management Team

1 Application Site

- 1.1 The applicant seeks retrospective planning permission for the installation of a freestanding secure room and automated teller machine (ATM) within the grounds of a petrol filling station at Machan Road, Larkhall.
- 1.2 The area directly surrounding the garage is largely residential in nature. However Machan Road (B7078) is a busy arterial road leading through Larkhall providing access to the nearby Strutherhill Industrial Estate as well as the M74. The defined Larkhall Town Centre is broadly to the North of the site while the newly developed Asda Superstore and other retail units are within general walking distance.
- 1.3 The petrol filling station has been in existence for a long period of time, is relatively large and operates on a 24 hour basis. As well as offering petroleum products there is also a garage shop as well as facilities for car washing. Part of the forecourt is covered and illuminated. The site also has a variety of signs including an internally illuminated totem sign. Machan Road is well lit from the existing street lighting. Traffic lights exist at the nearby junction of Machan Road and John Street.

2 Proposal(s)

- 2.1 The application is for retrospective planning permission for the installation of a freestanding automated teller machine (ATM) positioned within a 'secure room' at the side of the shop nearest the forecourt vehicular exit. The ATM faces the petrol pumps/forecourt of the filling station. The 'secure room' is painted white.
- 2.2 The freestanding secure room measures, including the base plinth, 1170mm wide, 2320mm deep and 2120mm high.

3 Background

3.1 Relevant Government Advice/Policy

3.1.1 None directly applicable given the scale and nature of the proposal.

3.2 Local Plan Status

- 3.2.1 The South Lanarkshire Local Development Plan (SLLDP) identifies the site, in land use terms, as being within a general urban area/settlement, covered by Policy 6. Policy 6 states that all proposals should be assessed in terms of their potential impact upon the character and amenity of the area. Developments, particularly "bad neighbour" uses which by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety shall not be permitted if they are detrimental to the amenity of residents.
- 3.2.2 All development proposals are also affected by additional policies within the local development plan. Policies 4 Development Management and Placemaking seeks to ensure that any proposed development takes due cognisance of the local context and provides high quality design. Policy DM13 Development within general urban area/settlement is also applicable in this instance.
- 3.2.3 A full assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.3 **Planning History**

3.3.1 In the last 28 years there have been four previous planning applications for the site, namely:

HN-90- 051 - installation of an automatic car wash. Approved.

HM/98/0112 - refurbishment of the filling station incorporating the enclosure of the car wash and extension to the sales building. Approved.

HN-95-0415 – Installation of an ATM. Refused on the grounds of public and traffic safety as the applicant was unable to provide adequate levels of parking provision within the site. (It should be noted that this application was determined prior to the refurbishment/modernisation of the filling station as authorised by consent HM/98//0112).

HM/17/0431- Installation of illuminated fascia signage associated with ATM. Approved.

Consultation(s) 4

- 4.1 Roads Development Management Team. - Have confirmed that they have no objections to the proposal. Response:- Noted.
- 4.2 Environmental Services:- Have confirmed that they have no objection to the proposal.

Response:- Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken in respect of the proposal following which six letters of objection were received (two are from the same individual). A local Councillor has also asked that the application be heard at Committee due to their concerns regarding the proposal. The grounds of objection and comment can be summarised as follows:

(a) I surmise that an ATM would only encourage more anti social attractiveness to this residential area instead of the town/main street. There is very loud noise and a disregard for long term residents within this area. The additional custom generated by this machine again creates additional noise and disturbance for us again often at night. Since its installation the ATM has acted as a magnet to late night delinquents.

Response:- It must be accepted that there will always be an element of noise associated with a petrol filling station that is open 24 hours each day, especially one located on a busy arterial road.

The filling station will already generate traffic to the site both vehicular and pedestrian whether to purchase fuel or to use the associated shop. Clearly the major consideration in this instance is whether the ATM will generate such additional traffic that it will be to a material extent and degree in terms of increased noise and disturbance.

Without doubt the ATM will result in additional 'customers' to the filling station to solely use the cash machine. It will however also be used by customers purchasing fuel or buying provisions from the shop.

As highlighted in point (b) below there are already a number of other cash machines in the general locality of the filling station. In addition the use of such machines is generally during 'normal' trading hours rather than late evening or early morning. Given all these factors, especially the sites location on a arterial road, I am not persuaded that any increase in traffic to the filling station as a direct result of the ATM, either vehicular or pedestrian, will be so significant that there will be a material or adverse impact on residential amenity. Indeed Environmental Services have offered no objection to the ATM.

If, on the off chance, regular excessive noise disturbance occurs from the petrol station for any reason then Environmental Services can be contacted as they have the appropriate legislative provisions to address such matters. Furthermore if any anti social behaviour is noted then Police Scotland should be contacted immediately.

(b) Why is the Shell garage open 24hrs within a small town? Who is the ATM accommodating? Garage customers? Valeting business? Larkhall is already well served by ATMs (there are 11 cash points and 4 banks less than half a mile from this location) and the provision at this location is superfluous to local requirements?

Response:- The filling station at this site is a lawful 24 hour business and it is located on one of the busy main arterial routes into/out of Larkhall. Many filling stations open 24 hours, this reflecting the fact that peoples lifestyles and working practices have changed and that some customers now require access to petrol/diesel and other services on a 'round the clock' basis. Many filling stations now also act as a small 'corner shop' where a variety of products can be purchased when other traditional retailers are closed.

It is not within the remit of this application for an ATM to question the opening hours of the filling station which ultimately is for the commercial judgement of the owners/operator of the facility. In a similar manner the planning process cannot be used to regulate the demand/supply of ATM's.

(c) The valeting business at the site ignores advice from the planning officials where others would have been fined.

<u>Response:</u> This application is for the assessment of the ATM at the site only. That said applications for advertisement consent and planning permission related to the car wash business have now been lodged with the Planning Service. These applications will be assessed against the policies established in the adopted South Lanarkshire Local Development Plan.

(d) I live directly opposite the Petrol Station at No. 8. Blue lights surround the ATM which shine all day and night. There appearance is intrusive and unnecessary. They shine very brightly into both rooms at the front of my house. They impact significantly on my sleep despite blinds and heavy curtains.

<u>Response</u>:-The ATM is installed within the grounds of a 24 hour petrol station which already has an internally lit canopy and illuminated totem signage. Machan Road also has a degree of street lighting present and there will be a multitude of cars, vans and trucks all with lighting during the night passing by this property. There is therefore already a relatively high degree of light pollution within the area surrounding the petrol station, as must be expected.

The front wall of the house at 8 Machan Road is approximately 20 metres from the ATM. The front of the ATM, where the illuminated signage is positioned, sits at an acute angle to the front of the objector's house. This must therefore reduce the visual presence of the signage and in turn its impact. Given the relatively diminutive size of the illuminated signage on the ATM, the existing illumination of the filling station and again the presence of the main road I am of the view that the proposal will cause no material loss of amenity through its lighting.

(e) The position of the ATM and freestanding steel secure room has been sited carelessly. It has been positioned in a way as to remove part of a sound protection fence necessary for fridges and freezers within the garage. The increase in volume from the fans is marked again impacting on my sleep.

<u>Response:</u> There are AC/Condenser units sited at the side of the petrol station shop. These were previously screened by a wooden panelled fence and gate with sound insulation materials attached. The installation of the steel secure room and ATM has necessitated the removal of the wooden gate, however, the fencing on two sides of the AC/Condensers and its associated sound insulation remains.

Environmental Services have previously investigated a complaint relating to potential noise nuisance breakout from the AC/Condenser units at the site as a result of the installation of the ATM. Environmental Services concluded that the bulk of the sound insulation material around the enclose remains and is functioning adequately as the condenser units cannot be heard over the background noise. Environmental Services have confirmed that they have no concerns in relation to the development.

(f) Parking road safety concerns; cars are parked on the adjoining pavement blocking pedestrians who have to pass on the road carriageway, others are parking adjacent to the machine causing vehicles problems when entering the carriageway from the petrol station. Already the Police have been called. People are not parking on the forecourt to use the machine but in Orchard Gate and the main road. Sight lines from Orchard Gate traffic are also being blocked by the ATM causing a major, unnecessary safety risk. Why can't the ATM be located within the garage shop instead? Vehicles are often unaware of the opening of Orchard Gate close by and I have often had to brake suddenly when vehicles come out of the garage at speed. Additional signs tied to the fence further block driver's vision.

Response:- Any inconsiderate parking by drivers has potential to obstruct visibility splays or block pavements. Unfortunately the planning system cannot prevent thoughtless parking. The ATM however is associated with a filling station where on the balance of probability there is sufficient off street parking in the forecourt and as most drivers are responsible individuals the provision of such off street parking should be sufficient, especially as such 'spaces' are closer to the ATM than Orchard Gate for example. In addition parking spaces beside the fuel pumps are covered thereby providing an element of protection from any inclement weather.

Roads and Transportation Services have no objections to the proposal on road safety grounds. They have advised, however, that a couple of bollards should be installed on the footway directly next to the ATM in order to restrict parking on the pavement to discourage parking at the exit to the filling station. This will improve visibility at the exit. A condition to this effect can be imposed should consent be issued.

In terms of the 'additional signs' these are small scale mobile free standing boards. The filling station manager has been advised that such 'pavement signs' should be located in such a position that visibility is unaffected.

(g) Litter; These premises generate enormous amounts of litter and broken glass including disregarded slips from the ATM. The petrol station takes no responsibility for any litter outwith its boundary despite having come from items sold by them.

Response:-The petrol station cannot be held responsible for any unsociable littering that patrons make when they are not on their premises. Notwithstanding this and whilst the irresponsible dropping of any litter cannot be condoned, the impact of an ATM in terms of litter generation will be marginal.

5.2 The letters of representation 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 retrospective planning approval for the installation of an ATM within a freestanding steel secure room within the grounds of a petroleum filling station. The determining issues in consideration of this application are its compliance with local plan policy and, in particular, its impact on the amenity of surrounding properties and road and public safety.
- 6.2 The ATM and associated secure room is relatively small and located within the garage forecourt of a popular and long established petrol station. The station is located on a busy arterial route through Larkhall and is within general walking distance of the defined town centre and newly constructed retail units. Given the scale of the development and the context of the built environment surrounding the site, the physical impact of the proposal and its operating consequences will be relatively minor and can be accommodated in terms of Policy 4 and 6 in that any impact upon the amenity of the site or surrounding area will be marginal.
- 6.3 Environmental Services were consulted as part of the assessment of the application. They have responded that they have no objections to the proposal.
- 6.4 It is acknowledged that there was a previous application for the installation of an ATM at this site in 1995, which was refused planning permission due to Roads and Transportation recommendations. However, Roads and Transportation Services have now stated that they have no objection to the proposal, this revised position acknowledging that sufficient parking does now exist within the forecourt of the filling station.
- 6.5 The requirements of the remaining statutory consultees can be addressed through the use of conditions where appropriate.
- 6.6 In summary, it is considered that the application conforms with local plan policy and that the proposal raises no amenity or public/road safety issues that cannot be satisfactorily mitigated. I would, therefore recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

7.1 The proposed development will have no material impact on residential amenity and poses no risk to public or road safety. It therefore complies with Policies 4, and 6 of the South Lanarkshire Local Development Plan (adopted June 2015) and the associated Supplementary Guidance. There are no additional material considerations which would justify the refusal of planning permission.

Michael McGlynn Executive Director (Community and Enterprise Resources)

25 January 2018

Previous References

None

List of Background Papers

- Application Form
- Application Plans
- South Lanarkshire Local Development Plan (adopted 2015)
- Development management placemaking and design supplementary guidance (2015)
- Neighbour notification letter dated 20 September 2017
- Press advert, Hamilton Advertiser dated 28 September 2017
- Consultations

Environmental Services

28/09/2017

16/10/2017

Roads & Transportation Services

Representations

Representation from :	Dianne Maclennan, DATED 25/09/2017
Representation from :	William Stevely, 4 Orchard Gate, Larkhall DATED 28/09/2017
Representation from :	Robert Hawke,1 Orchard Gate, Larkhall, DATED 01/10/2017
Representation from :	Jennifer Barton, DATED 04/10/2017
Representation from :	Gini Huis, DATED 10/10/2017
Representation from :	William Stevely, 4 Orchard Gate, Larkhall DATED 09/10/2017

Contact for Further Information

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

Robert McIntosh, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB Ext 3601 (Tel : 01698 453601) E-mail: robert.mcintosh@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/17/0442

CONDITIONS

1 That within one month of the date of this consent, details of the traffic bollards to be installed, along the area of public footpath, located between the exit of the petroleum filling station and the entrance of Orchard Gate, shall be submitted to and approved by the Council as Planning Authority. Within three months of the date of this consent, the approved traffic bollards shall be installed, at the applicant's expense, and will be maintained in perpetuity to the satisfaction of the Council.

REASONS

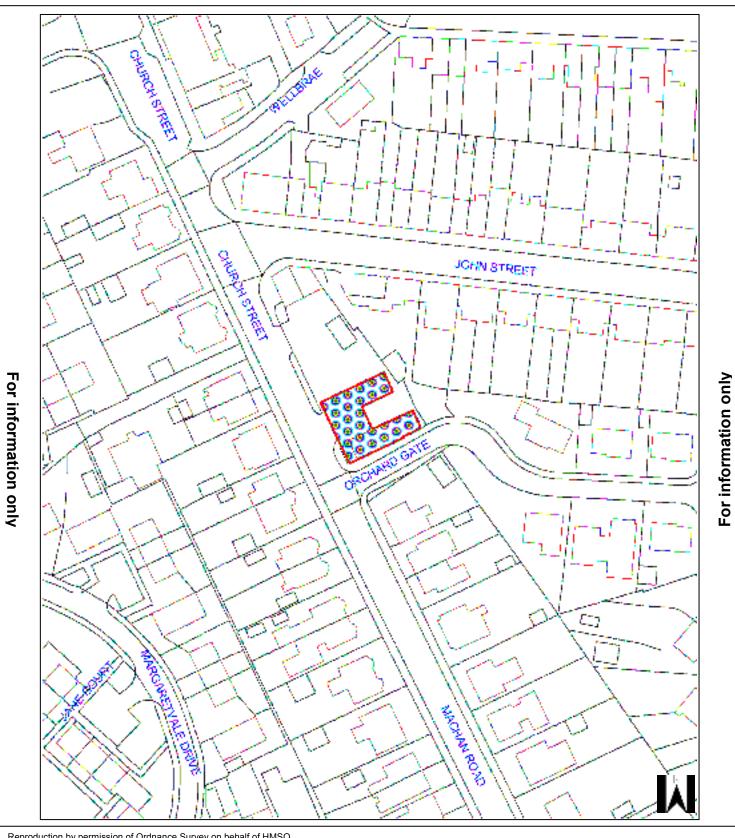
1 In the interest of public safety

HM/17/0442

Planning and Building Standards

Petrol Station, 1 Machan Road, Larkhall





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Report to: Date of Meeting: Report by:	Hamilton Area Committee 2 May 2018 Executive Director (Community and Enterprise Resources)

Application No	HM/17/0531
Planning Proposal:	Installation of 3 no rooflights (retrospective) (listed building consent)

G71 7ES

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Mr. Andrew McArthur
- Location : 15C Main Street
 Uddingston
- 2 Recommendation(s)

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

(1) Grant Listed Building Consent.

2.2 Other Actions/Notes

3 Other Information

- ♦ Applicant's Agent: Alistair McArthur
- Council Area/Ward: 16 Bothwell and Uddingston
- Policy Reference(s): South Lanarkshire Lo
- South Lanarkshire Local Development Plan (adopted 2015)

Policy 4 - Development Management and Placemaking Policy 6 - General Urban Area/Settlements Policy 15 - Natural and Historic Environment

Supplementary Guidance

NHE3 - Listed buildings

DM2 - House extensions and alterations DM13 - Development within general urban area/settlement

Historic Environment Scotland: Policy Statement - Listed buildings

- Representation(s):
 6
 - 6
 - ▶ 0
 - Objection Letters Support Letters Comments Letters ▶ 0
- Consultation(s):

Historic Environment Scotland

Planning Application Report

1 Application Site

- 1.1 The application site is a three storey tenement building with shops at ground floor on the west side of Main Street, Uddingston close to the junction with Bellshill Road.. The block (7-25 Main Street and 4 Bellshill Road) is a listed building, category B.
- 1.2 On the opposite side of Main Street there are relatively modern flats. Main Street is the main thoroughfare in Uddingston. The site is bounded on both sides by further tenemental properties which also form part of the listed building.
- 1.3 The rear of the building faces onto a car park and other residential properties at Old Glasgow Road and thereafter Uddingston Trinity Parish Church.

2 Proposal(s)

- 2.1 The application seeks retrospective listed building consent for the installation of 3 rooflights at 15 Main Street, Uddingston.
- 2.2 Two rooflights have been installed on the roof of the principal (front) elevation with one roof light installed at the rear of the building.
- 2.3 There are other rooflights installed on the roof of the neighbouring tenements which are also part of the block listed building (7 to 25 Main Street).
- 2.4 The roof lights are 600mm in length and 400mm in width.

3 Background

3.1 **Relevant Government Advice/Policy**

3.1.1 Scottish Planning Policy (2014) (SPP) highlights that the presumption in favour of development does not change the statutory status of the development plan as the starting point for decision-making. Proposals that accord with up-to-date plans should be considered acceptable in principle.

3.2 Local Development Plan

- 3.2.1 In determining this application for listed building consent the Council must assess the proposed development against the policies contained within both the South Lanarkshire Local Development Plan (2015) and associated Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.2.2 The adopted South Lanarkshire Local Development Plan (2015) contains general policies that deal with design quality and general amenity considerations. Policy 4-Development Management and Placemaking and associated supplementary guidance DM2 and DM13 states 'that all proposals will require to take account and be integrated with the local context and built form.' It also states 'that there should be no significant adverse impact on adjacent buildings or streetscape in terms of design, scale and materials.'

- 3.2.3 Policy NHE3 Listed Building- is of prime importance to the assessment of this application. This policy acknowledges that listed buildings make an important contribution to the townscape and architectural heritage of a place and therefore the Council will seek to ensure their preservation, protection and proper maintenance. The policy also recognises that alterations must relate to the original sensitivity of the building and that materials scale and siting should respect the character and appearance of the listed building.
- 3.2.4 The development must also be assessed against Historic Environment Scotland's Policy Statement regarding listed buildings. This Policy states, amongst many other aspects, that 'where a proposal does not adversely affect the special interest of the building, consent should normally be granted.'

4 Consultation(s)

4.1 <u>Historic Environment Scotland -</u> Have no objection to the proposal.

5 Representation(s)

5.1 Following the display of a site notice and an advert in the local newspaper and Edinburgh Gazette, six letters of objection have been received. The grounds of objection can be summarised as:

(a) The installation of the velux windows is forbidden by the terms contained within the title deeds.

Response: The terms within title deeds relate to legal aspects. In this respect it is well established that such legal matters are not material to the consideration and assessment of a planning or listed building application as there are well established legal process to adjudicate on such matters.

(b) There are concerns regarding the roof trusses and soil/rain pipes.

Response: Any alteration to roof trusses does require a Building Warrant and application 16/HM/0534 has been submitted for this consent. Accordingly aspects' relating to the structural integrity of the roof are assessed under other legislative provisions and is therefore not a material planning consideration. Ultimately however it is the applicants' responsibility to ensure that any work undertaken at the property is carried out in a satisfactory manner. Application 16/HM/0534 has received consent.

(c) Any changes to the building could affect other owners financially.

Response: It is well established that financial aspects such as perceived impact on communal maintenance charges are not a material consideration. Accordingly this aspect can not unduly influence the determination of this application.

(d) The building is listed and therefore velux windows should not be installed. <u>Response:</u> The fact that a building is listed does not preclude development whether it is an extension or rooflights. Any development however must respect the special architectural character of the building and not impact in a negative manner. Clearly there is no automatic presumption against development just because the property is listed.

6 Assessment and Conclusions

- 6.1 The main issues in the determination of this application are its compliance with the Local Development Plan policy in terms of amenity, character and appearance of the listed building.
- 6.2 This Listed Building application is retrospective. This is unfortunate and disappointing but the application must be assessed as if the development had not taken place.
- 6.3 The rooflights have been installed at the front and rear of the building to allow habitation of the roof space. Given that the property is three storeys' high the visual impact and presence of the roof lights are minimised. Accordingly the impact of the roof lights on the architectural character of the building is within acceptable limits. There are also similar rooflights in neighbouring properties.
- 6.4 Historic Environment Scotland has offered no adverse comments to the development. The issues raise in the representations received are primarily related to legal or financial aspects neither of which should unduly influence the determination of this listed building application.
- 6.5 Overall I am of the view that the rooflights in respect of size, siting and materials do not have an adverse impact on the listed building, adjacent buildings or streetscape. It should be noted that no application for planning permission was required as the roof lights are considered to be 'permitted development'.

7 Reasons for Decision

7.1 The proposed roof lights are considered acceptable as they will have no significant adverse impact on the character and appearance of the listed building and therefore comply with Policies 4, 6 and 15 and Policy NHE3 of the South Lanarkshire Local Development Plan (adopted June 2015) and the associated Supplementary Guidance. There are no additional material considerations which would justify refusing listed building consent.

Michael McGlynn Executive Director (Community and Enterprise Resources)

16 April 2018

Previous References

- ENF/HM/17/0055
- ◆ 16/HM/0534

List of Background Papers

- Application Form
- Application Plans
- South Lanarkshire Local Development Plan (adopted 2015)
- Development Management Placemaking and Design Supplementary Guidance (2015)
- Natural and Historic Environment Supplementary Guidance
- Historic Environment Scotland Policy Statement 2016

 Consultations Historic Environment Scotland

•	Representations Representation from :	Elizabeth Sinclair, 5 Strathclyde Path Uddingston Glasgow G71 7QD DATED 27/11/2017
	Representation from :	Robert Sinclair, Townfoot Cottage, Townfoot Farm UDDINGSTON G717RR DATED 27/11/2017
	Representation from :	Caroline Hunter, 7 Caerlaverock Place Blantyre G72ORP DATED 27/11/2017 11:27:35
	Representation from :	Robert Sinclair Snr, 5 Strathclyde Path Uddingston Glasgow G71 7QD DATED 27/11/2017 15:14:59
	Representation from :	David Curle, DATED 22/11/2017
	Representation from :	E Rough, 13 Main Street Uddingston, DATED 23/11/2017

Contact for Further Information

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

Mohammed Hussain, Enforcement Officer Ext: 5269 (Tel: 01698 455269) E-mail: mohammed.hussain@southlanarkshire.gov.uk

Listed Building Application

PAPER APART – APPLICATION NUMBER: HM/17/0531

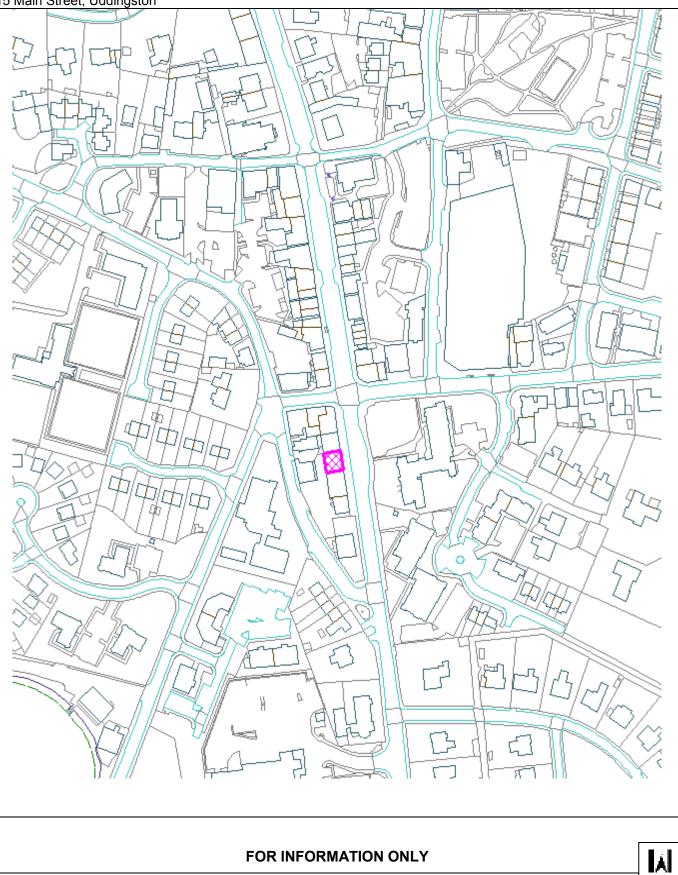
CONDITIONS

1 None

REASONS

1.1 Listed Building Consent is granted unconditionally.

15 Main Street, Uddingston



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Subject:

Report to:Hamilton Area CommitteeDate of Meeting:2 May 2018Report by:Executive Director (Finance and Corporate Resources)

Playscheme Grant Applications 2018/2019

1. Purpose of Report

- 1.1. The purpose of the report is to:-
 - request approval for the allocation of the following playscheme grants in the Hamilton area for 2018/2019.

2. Recommendation(s)

- 2.1. The Committee is asked to approve the following recommendation(s):-
 - (1) that playscheme grants be awarded as follows:-

(a)	Applicant: Amount Awarded:	Childcare In The Community, Hamilton (<i>PS/HA/1/18)</i> £600
(b)	Applicant:	Hamilton Academical Football Club, Community Outreach Project, Blameless (PS/HA/2/18)
	Amount Awarded:	£600
(b)	Applicant: Amount Awarded:	Strutherhill Activity Group, Larkhall (<i>PS/HA/3/18</i>) £600

3. Background

- 3.1. The Council's community grants scheme includes provision for funding playschemes operating over the Summer, October and Easter school holiday periods. Applications have been invited from individual playschemes for 2018/2019.
- 3.2. The recommendations reflect the Council's decision to allocate grant funding on the following basis:-
 - £600 to playschemes that operate over the Summer, October and Easter periods
 - £400 for summer period only
 - £100 for each of the October and Easter periods
- 3.3. The Council also makes financial provision for individual playschemes to receive, as appropriate, travel passes from Strathclyde Partnership for Transport (SPT) and access to Council transport during the school holiday periods.

4. Employee Implications

4.1. None.

5. Financial Implications

5.1. The overall total approved by the Executive Committee to support Playschemes and Community Grants in the Hamilton area in 2018/2019 was £25,750. The proposed grants amounting to £1,800 recommended for playscheme grants in this report for approval, will be met from the Area Committee's playscheme and community grant budget, leaving £23,950 to administer community grants for the remainder of 2018/2019.

6. Other Implications

- 6.1. The risk associated with grant support is that the resources provided are not utilised for the purposes for which they were intended. This is mitigated by information received from the application form, the sign off of a Conditions of Grant form and by the implementation of an audit process.
- 6.2. There are no significant issues in respect of sustainability in terms of the recommendation in this report.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. 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.
- 7.2. All the necessary consultation with each group has taken place. Appropriate consultation has also taken place with other Council Resources.

Paul Manning Executive Director (Finance and Corporate Resources)

16 April 2018

Link(s) to Council Values/ Objectives/Ambitions

• Support the Council's Vision of working together to improve the quality of life of everyone.

Previous References

Executive Committee 28 February 2018

List of Background Papers

• Individual playscheme grant application forms

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-Nicola Docherty, Administration Assistant Ext: 4149 (Tel: 01698 454149) E-mail: nicola.docherty@southlanarkshire.gov.uk



Report to:Hamilton Area CommitteeDate of Meeting:2 May 2018Report 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 22 groups in the Hamilton area from the 2018/2019 community grant budget
 - advise on community grants approved by the Executive Director (Finance and Corporate Resources), in consultation with the Chair, in the period from the last Area Committee on 14 February 2018 to the end of the financial year on 31 March 2018

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: Amount Requested: Purpose of Grant: Amount Awarded:	High Blantyre Primary School Parent Council (HA/117/17) £280 Start-up costs - Materials £250
(b)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Trinity Church Woman's Group, Hamilton <i>(HA/1/18)</i> £200 Outing £200
(C)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Trinity Church Guild, Larkhall <i>(HA/2/18)</i> £350 Outing and entrance fees £250
(d)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	The Hamilton and District Branch of the Embroiderers' Guild <i>(HA/3/18)</i> £250 Outing and entrance fees £250

(e)	Applicant:	Eddlewood Bowling Club Seniors Section, Hamilton
	Amount Requested: Purpose of Grant: Amount Awarded:	(HA/4/18) £250 Outing and entrance fees £250
(f)	Applicant:	112 th Lanarkshire Beaver Scouts, Hamilton <i>(HA/5/18)</i>
	Amount Requested: Purpose of Grant: Amount Awarded:	£300 £250
(g)	Applicant	St Ninian's ALMA Club, Hamilton (HA/6/18)
	Amount Requested: Purpose of Grant: Amount Awarded:	£1,000 Outing, entrance fees and equipment £500
(h)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Ferniegair Old Folk Association, Hamilton (HA/7/18) £200 Outing £200
(i)	Applicant:	Quarter Parish Church Friendship Group, Hamilton (HA/8/18)
	Amount Requested: Purpose of Grant: Amount Awarded:	£300 £200
(j)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Hamilton South Church Guild <i>(HA/10/18)</i> £200 Outing £200
(k)	Applicant:	Hamilton South Presbyterial Council Guild
	Amount Requested: Purpose of Grant: Amount Awarded:	(HA/11/18) £200 Outing £200
(I)	Applicant:	Low Waters Miners' Welfare Bowling Club, Hamilton (HA/12/18)
	Amount Requested: Purpose of Grant: Amount Awarded:	£800 Materials £400
(m)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Dalserf Church Guild, Larkhall <i>(HA/13/18)</i> £180 Outing £180

(n)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Bothwell and Uddingston Probus Club <i>(HA/14/18)</i> £300 Outing £200
(0)	Applicant	Philips Electronics Pensioners' Association
	Amount Requested: Purpose of Grant: Amount Awarded:	(Scotland), Hamilton <i>(HA/15/18)</i> £200 Outing £200
(p)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Hamilton Senior Citizens' Meeting <i>(HA/16/18)</i> £200 Outing £200
(q)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Trinity Lunch Club, Hamilton <i>(HA/18/18)</i> £230 Outing and equipment £220
(r)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Eddlewood Senior Citizens' Bowling Games Club, Hamilton <i>(HA/19/18)</i> £200 Outing £200
(S)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	1 st Larkhall Girls' Brigade <i>(HA/20/18)</i> £450 Outing, materials, equipment, administration and publicity costs £350
(t)	Applicant:	Larkhall Congregational Church Women's
	Amount Requested: Purpose of Grant: Amount Awarded:	Fellowship <i>(HA/22/18)</i> £250 Outing and entrance fees £250
(u)	Applicant:	Fairhill and Laighstonehall Leisure Club, Hamilton (HA/23/18)
	Amount Requested: Purpose of Grant: Amount Awarded:	£200 Outing £200
(v)	Applicant Amount Requested: Purpose of Grant: Amount Awarded:	Larkhall Heritage Group <i>(HA/24/18)</i> £550 Outing and entrance fees £250

(2) that the action taken by the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve the award of community grant in the period from the last Area Committee to the end of the financial year 2017/2018 to the groups detailed in Appendix 1, be noted.

3. Background

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited throughout the financial 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. Applications Approved Under Delegated Authority

- 4.1. At its meeting held on 14 February 2018, the Area Committee authorised the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve any further community grant applications in the period from 15 February 2018 to 31 March 2018. This was subject to the applications meeting the Council's criteria for receipt of funding. It was also agreed that a report on the awards made would be submitted to the next meeting of the Area Committee for noting.
- 4.2. In line with the decision taken at the previous meeting of the Committee, 19 applications, as detailed in Appendix 1, totalling £ 3,085 were approved by the Executive Director (Finance and Corporate Resources), in consultation with the Chair during the period 15 February to 31 March 2018. The annual budget for 2017/2018 was fully spent.

5. Employee Implications

5.1 None.

6. Financial Implications

6.1. The current position of the community grant allocation for the Hamilton Area in 2018/2019 is as follows:-

Total allocation for Community Grants	£25,750
Community Grants recommended in this report	£5,400
Remaining balance	£20,350

6.2 On the basis that the playscheme grants detailed in a separate report on this agenda amounting to £1,800 are approved, the remaining balance for allocation throughout the year is £18,550.

7. Other Implications

- 7.1. The risk to the Council is that grant funding is not utilised for the purpose for which it was intended. This risk is mitigated by internal controls including audit procedures and a conditions of grant agreement.
- 7.2. There are no apparent implications in terms of sustainable development.

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)

16 April 2018

Link(s) to Council Values/Ambitions/Objectives

• Accountable, effective, efficient and transparent

Previous References

Hamilton Area Committee - 14 February 2018

List of Background Papers

Individual application 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

Community grants approved by the Executive Director (Finance and Corporate Resources) in consultation with the Chair, in the period from 15 February to 31 March 2018

(a)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	St Bride's Bothwell Tuesday Club <i>(HA/73/17)</i> £250 Outing £100
(b)	Applicant:	HI-BABS (High Blantyre Autistic Base Supporters) (HA/79/17) £1,000 Start-up costs – Entrance fees and stationery £150
	Amount Requested: Purpose of Grant: Amount Awarded:	
(C)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Hamilton South Townswomen's Guild <i>(HA/100/17)</i> £200 Outing £100
(d)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Udston Bowling Club, Hamilton <i>(HA/101/17)</i> £300 Equipment £150
(e)	Applicant:	Uddingston Old Parish Church Monday Club (<i>HA/102/17</i>) £250 Outing £100
	Amount Requested: Purpose of Grant: Amount Awarded:	
(f)	Applicant:	Uddingston District Churches United Men's Fellowship <i>(HA/103/17)</i> £250 Outing and entrance fees £125
	Amount Requested: Purpose of Grant: Amount Awarded:	
(g)	Applicant:	Blantyre Old Parish Senior Leisure Group <i>(HA/104/17)</i> £200 Outing £100
	Amount Requested: Purpose of Grant: Amount Awarded:	
(h)	Applicant: Amount Requested:	Bothwell Horticultural Society (HA/105/17) £750 Environmental project, administration and publicity costs
	Purpose of Grant:	
	Amount Awarded:	£250
(i)	Applicant	Hillhouse Parish Church Men's Club, Hamilton (HA/106/17) £250 Outing and entrance fees £125
	Amount Requested: Purpose of Grant: Amount Awarded:	

(j)	Applicant Amount Requested: Purpose of Grant: Amount Awarded:	Blantyre Old Parish Church Guild <i>(HA/107/17)</i> £250 Outing and entrance fees £125
(k)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	The Art Room, Hamilton <i>(HA/108/17)</i> £300 Outing and materials £150
(I)	Applicant:	The Monday Club (Hamilton Old Parish Church) (HA/109/17) £250 Outing and entrance fees £125
Р	Amount Requested: Purpose of Grant: Amount Awarded:	
(m)	Applicant: Amount Requested:	Hamilton South 60+ Activity Club <i>(HA/110/17)</i> £450
	Purpose of Grant:	Outing, entrance fees, materials, administration and publicity costs
	Amount Awarded:	£220
(n)	Applicant:	Priestfield Senior Citizens Hall Committee, High Blantyre <i>(HA/111/17)</i> £200 Outing £100
	Amount Requested: Purpose of Grant: Amount Awarded:	
(0)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Friends of the Calder, High Blantyre <i>(HA/112/17)</i> £964 Equipment and materials £350
(p)	Applicant:	St Machan's Church Friendship Circle, Larkhall (HA/113/17)
	Amount Requested: Purpose of Grant: Amount Awarded:	£300 Outing and entrance fees £125
(q)	Applicant: Amount Requested: Purpose of Grant: Amount Awarded:	Quarter in Bloom, Hamilton <i>(HA/114/17)</i> £400 Environmental project £165
(r)	Applicant Amount Requested: Purpose of Grant: Amount Awarded:	Blantyre Community Council <i>(HA/115/17)</i> £991 Environmental project £400

- Hamilton Ladies Curling Club (HA/116/17) £411 (s) Applicant: Amount Requested: Purpose of Grant: Outing and entrance fees £125 Amount Awarded: