

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 16 November 2010

Chair:

Councillor Graham Scott

Councillors Present:

Alex Allison, Archie Buchanan, Jackie Burns, Pam Clearie, Gerry Convery, Hugh Dunsmuir, Tommy Gilligan, Ian Gray, Bill Holman, Edward McAvoy, Clare McColl, Lesley McDonald, Alex McInnes, Denis McKenna, Mary McNeill, Patrick Ross-Taylor (Depute), Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Eileen Baxendale, Gordon Clark, Jim Docherty, Archie Manson

Attending:

Corporate Resources

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

Enterprise Resources

G Cameron, Headquarters Manager, Planning and Building Standards Services; T Finn, Area Manager, Planning and Building Standards Services (Clydesdale); S Laird, Transportation Engineer; M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); M McGlynn, Head of Planning and Building Standards Services; T Meikle, Area Manager, Planning and Building Standards Services (Cambuslang/Rutherglen and East Kilbride)

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
McNeill and Ross-Taylor	New Lanark and Falls of Clyde Conservation Area Character Appraisal (Consultative Draft)	Board Member of New Lanark Conservation Trust

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 5 October 2010 were submitted for approval as a correct record.

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

3 Application EK/10/0276 - Erection of 32 Flats with Associated Parking, Footpaths and Landscaping at Lindsayfield Avenue/ Greenhills Road, East Kilbride

A report dated 9 November 2010 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0276 by Kean Construction (Scotland) Limited for the erection of 32 flats with associated parking, footpaths and landscaping at Lindsayfield Avenue/Greenhills Road, East Kilbride.

The Committee decided: that planning application EK/10/0276 by Kean Construction (Scotland) Limited for the erection of 32 flats with associated parking, footpaths and landscaping at Lindsayfield Avenue/Greenhills Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

4 Application HM/10/0243 - Erection of a 2 Storey Rear Extension at 2 Swift Bank, Hamilton

A report dated 8 November 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0243 by Mr and Mrs Higgins for the erection of a 2 storey rear extension at 2 Swift Bank, Hamilton.

Points raised in a late letter of representation from B McCracken were referred to at the meeting and addressed by officers. A request for a hearing had been received from objectors to the proposal, however, in this case, the criteria for a hearing had not been met.

The Committee decided: that planning application HM/10/0243 by Mr and Mrs Higgins for the erection of a 2 storey rear extension at 2 Swift Bank, Hamilton be refused for the reasons detailed in the Executive Director's report.

5 Application CL/10/0243 - Change of Use from Agricultural Yard to the Manufacturing and Storage of Concrete Blocks (Retrospective and Temporary) at Haughhead Farm, Dolphinton

A report dated 9 November 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0243 by The Big Block Company for a change of use from an agricultural yard to the manufacturing and storage of concrete blocks (retrospective and temporary) at Haughhead Farm, Dolphinton.

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

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

- ◆ there were no road and public safety issues
- ◆ there were no significant noise or dust issues at the site
- ◆ the proposal would constitute a short-term use of the site and, as such, any impact on residential amenity would be within tolerable limits
- ◆ there would be no permanent, long-term adverse impact on the amenity and character of the Rural or Regional Scenic Area
- ◆ a temporary consent would support the viability of a small business and enable continued trading and retention of employment while relocation to an alternative site was secured

The Committee decided: that planning application CL/10/0243 by The Big Block Company for the change of use from an agricultural yard to the manufacturing and storage of concrete blocks (retrospective and temporary) at Haughhead Farm, Dolphinton be granted for a period of 1 year subject to the conditions specified in the Executive Director's report.

6 Application EK/10/0283 - Erection of 12 Detached Houses with Associated Roads, Parking and Landscaping at Land to the West of Peel Road, Thorntonhall

A report dated 9 November 2010 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0283 by Cala Homes West Limited for the erection of 12 detached houses with associated roads, parking and landscaping at land to the west of Peel Road, Thorntonhall.

The Committee decided: that planning application EK/10/0283 by Cala Homes West Limited for the erection of 12 detached houses with associated roads, parking and landscaping at land to the west of Peel Road, Thorntonhall be granted subject to the conditions specified in the Executive Director's report.

7 Application CL/10/0362 - Erection of 44 Houses at Winston Barracks, Hyndford Road, Lanark

A report dated 9 November 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0362 by Kier Homes Partnership for the erection of 44 houses at Winston Barracks, Hyndford Road, Lanark.

A request for a hearing had been received in respect of the application, however, in this case, the criteria for a hearing had not been met.

The Committee decided: that planning application CL/10/0362 by Kier Homes Partnership for the erection of 44 houses at Winston Barracks, Hyndford Road, Lanark be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 23 January 2007 (Paragraph 3)]

8 New Lanark and Falls of Clyde Conservation Area Character Appraisal (Consultative Draft)

A report dated 9 November 2010 by the Executive Director (Enterprise Resources) was submitted on the Draft Conservation Area Character Appraisal (CACA) for New Lanark and Falls of Clyde Conservation Area.

Conservation Area Character Appraisals provided an opportunity to review:-

- ◆ the boundaries of the Conservation Area
- ◆ Article 4 Directions (which removed permitted development rights for a number of minor householder and non householder developments and required the submission of a planning application)
- ◆ significant buildings

- ◆ features of townscape interest
- ◆ important views

The New Lanark and Falls of Clyde CACA formed part of a rolling programme of Appraisals for the Council's Conservation Areas. The Appraisal consisted of 5 main parts which:-

- ◆ provided a summary of the legislative background behind Conservation Areas and the purpose of carrying out a Conservation Area Character Appraisal
- ◆ outlined the historical development of New Lanark from the medieval period to the 20th century
- ◆ provided an assessment of the significance of key characteristics of historical and cultural value
- ◆ provided an analysis of the key townscape characteristics which included topography, setting, views and vistas, building materials and architectural character

It was proposed to carry out a public consultation exercise incorporating a public exhibition and consultation with residents in the area and other key stakeholders over a 6 week period in winter 2010/2011. Comments received would be considered and, where appropriate, reflected in the final Appraisal document.

A further report on the outcome of the public consultation exercise would be submitted to a future meeting of the Committee.

The Committee decided:

- (1) that approval be given for the publication of the Draft Conservation Area Character Appraisal for New Lanark and the Falls of Clyde Conservation Area; and
- (2) that the Head of Planning and Building Standards Services be authorised to proceed with a public consultation on the Draft Conservation Area Character Appraisal.

Councillors McNeill and Ross-Taylor, having declared an interest in the above item, withdrew from the meeting during its consideration

9 Glasgow and Clyde Valley Strategic Development Plan - Main Issues Report

A report dated 9 November 2010 by the Executive Director (Enterprise Resources) was submitted on the publication of a Main Issues Report (MIR) for the Glasgow and Clyde Valley Strategic Development Plan.

The Planning etc (Scotland) Act, which came into force in February 2009, introduced Strategic Development Plans (SDPs) to replace Structure Plans. The Glasgow and Clyde Valley Strategic Development Planning Authority (GCVSDPA), which included the South Lanarkshire area, was currently preparing an SDP.

The first phase in the production of a new SDP involved the preparation of a Main Issues Report. This was an issues document which highlighted the key changes from previous plans and outlined the vision for future development of the area. All of the planning authorities within the GCVSDPA Strategic Development Plan area had been involved in the preparation of the MIR. The MIR had been published and placed on deposit for public consultation. The consultation period would run from 30 September 2010 until 14 January 2011. Copies of the MIR were available:-

- ◆ in public libraries
- ◆ at Council Planning offices
- ◆ at Q and A offices

Details were given on:-

- ◆ the main issues in the MIR
- ◆ implications for South Lanarkshire
- ◆ next steps and timescales

The Committee decided:

- (1) that the publication of the MIR and the anticipated timescales for the SDP be noted; and
- (2) that the Head of Planning and Building Standards Services be authorised to respond to the MIR on the basis of the comments contained in the Executive Director's report.

10 Urgent Business

There were no items of urgent business.