

Appendix 4

Planning Decision Notice and Reasons for Refusal



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Planning and Economic Development

David Jarvie
27 Aytoun Road
Pollokshields
Glasgow
G41 5HW

Our Ref: P/18/1104
Your Ref:
If calling ask for: Evelyn-Ann Wilson
Date: 17 September 2018

Dear Sir/Madam

Proposal: Change of use of existing bank to form restaurant, ancillary hot food takeaway, entrance alterations on ground floor, function room on first floor and erection of flue to rear
Site address: 5 Greenlees Road, Cambuslang, Glasgow, South Lanarkshire, G72 8JA,
Application no: P/18/1104

I would advise you that the above application was refused by the Council and I enclose the decision notice which sets out the reasons for refusal. Please note that the Council does not issue paper plans with the decision notice. The application is refused in accordance with the plans and any other documentation listed in the reasons for refusal imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at www.southlanarkshire.gov.uk

If you require a hard copy of the refused plans, please contact us quoting the application number at planning@southlanarkshire.gov.uk.

If you consider that you can overcome the reasons for refusal and that it is not the principle of the development that is unacceptable, you may submit an amended application. If you do amend your proposals and re-apply within one year of this refusal, then you will not have to pay a fee, provided the proposal is of the same character or description as the application which has just been refused.

As your application has been refused, you may appeal against the decision within 3 months of the date of the decision notice. The attached notes explain how you may appeal.

Should you have any enquiries relating to the refusal of your application or a potential amended submission, please contact Evelyn-Ann Wilson on 01698 455059

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: <http://tinyurl.com/nrtgmy6>

If you were the agent: <http://tinyurl.com/od26p6g>

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email evelyn-ann.wilson@southlanarkshire.gov.uk Phone: 01698 455059



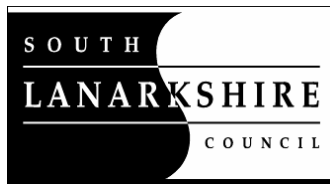
We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015, selecting option 7, quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

Head of Planning and Economic Development

Enc:



Application no.
P/18/1104

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To: **Mr Mohammed Jawab**
5 Greenlees Road,
Cambuslang, G72 8JB,

Per: **David Jarvie**
27 Aytoun Road,
Pollokshields, Glasgow,
G41 5HW,

With reference to your application received on **30.07.2018** for planning permission under the above mentioned Act:

Description of proposed development:

Change of use of existing bank to form restaurant, ancillary hot food takeaway, entrance alterations on ground floor, function room on first floor and erection of flue to rear

Site location:

5 Greenlees Road, Cambuslang, Glasgow, South Lanarkshire, G72 8JA,

SOUTH LANARKSHIRE COUNCIL in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSION

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 17th September 2018

Head of Planning and Economic Development

This permission does not grant any consent for the development that may be required under other legislation, e.g. Building Warrant or Roads Construction Consent.

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

South Lanarkshire Council

Refuse planning permission

Paper apart - Application number: P/18/1104

Reason(s) for refusal:

01. The proposal is contrary to criteria (i) and (ii) of Policy 4 Development Management and Place Making of the adopted South Lanarkshire Local Development Plan in that it would have a significant adverse impact on the amenity of the adjacent residential dwellings.
02. The proposal is contrary to Policy DM8 Hot Food Shops of the adopted South Lanarkshire Local Development Plan in that it represents a form of development that would have an adverse impact on the amenity of the surrounding residential properties and the applicant has failed to demonstrate the control to implement the proposed ventilation system.
03. The proposal is contrary to Policy 8 Strategic and Town Centres of the adopted South Lanarkshire Local Development Plan as it does not comply with Policy 4 Development Management or with the Development Management Place Making and Design Supplementary Guidance - Policy DM8 Hot Food Shops.
04. The proposal is contrary to criteria (1) and (2) of Policy 5 Development Management and Place Making of the Proposed South Lanarkshire Local Development Plan 2 in that it would have a significant adverse impact on the amenity of the adjacent residential dwellings.
05. The proposal is contrary to Policy DM9 Hot Food Shops of the Proposed South Lanarkshire Local Development Plan 2 in that in that it represents a form of development that would have an adverse impact on the amenity of the surrounding residential properties and the applicant has failed to demonstrate the control to implement the proposed ventilation system.
06. The proposal is contrary to Policy 9 Network of Centres and Retailing of the Proposed South Lanarkshire Local Development Plan 2 as it does not comply with Policy 5 Development Management or with the Development Management Place Making and Design Supplementary Guidance - Policy DM9 Hot Food Shops.

Reason(s) for decision

The proposal is contrary to Policies 4 and 8 and of the South Lanarkshire Local Development Plan (2015) and Policy DM8 Hot Food Shops of the Development Management, Place Making and Design Supplementary Guidance. The proposal is also contrary to Policy 5, 9 and DM9 of the Proposed South Lanarkshire Development Plan 2.

Notes to applicant

Application number: P/18/1104

Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain other relevant information.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
SITE PLAN	1	Refused
25160/1 EXISTING GROUND FLOOR	1	Refused
25160/11 PROPOSED SIDE ELEVATION	1	Refused
25160/2 EXISTING FIRST FLOOR	1	Refused
25160/3B PROPOSED GROUND FLOOR	1	Refused
25160/4 PROPOSED FIRST FLOOR	1	Refused
25160/5 EXISTING SHOPFRONT AND REAR ELEVATIONS	1	Refused
25160/6 PROPOSED SHOPFRONT AND REAR ELEVATION	1	Refused