

## PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 11 May 2010

**Chair:**

Councillor Graham Scott

**Councillors Present:**

Alex Allison, Eileen Baxendale, Archie Buchanan, Gordon Clark, Gerry Convery, Jim Docherty, Hugh Dunsmuir, Tommy Gilligan, Ian Gray, Bill Holman, Clare McColl, Lesley McDonald, Alex McInnes, Mary McNeill, Patrick Ross-Taylor (Depute), Hamish Stewart, Chris Thompson, Jim Wardhaugh

**Councillors' Apologies:**

Pam Clearie, Archie Manson, Edward McAvoy, Michael McCann, Denis McKenna

**Attending:**

**Corporate Resources**

P MacRae, Administration Officer

**Enterprise Resources**

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

---

### 1 Declaration of Interests

---

No interests were declared.

---

### 2 Minutes of Previous Meeting

---

The minutes of the meeting of the Planning Committee held on 23 March 2010 were submitted for approval as a correct record.

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

---

### 3 Application HM/10/0004 - Erection of 10 Detached Houses with Associated Access, Landscaping and Groundworks at Land Adjacent to 7 Old Bothwell Road, Bothwell

---

A report dated 4 May 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0004 by Bothwell Property Development Company for the erection of 10 detached houses with associated access, landscaping and groundworks at land adjacent to 7 Old Bothwell Road, Bothwell.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan. 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:-

- ◆ the area of the site located within the Greenbelt related to the garden ground of the proposed houses and the majority of the application site was located within a residential policy area under the terms of Policy RES6, Residential Land Use, of the Adopted Local Plan
- ◆ the development of the site for housing would not have an adverse impact on the landscape character of the area subject to sensitive landscaping and boundary treatment
- ◆ the proposal had been designed in a sensitive manner and raised no access or infrastructure implications that could not be dealt with through planning conditions

**The Committee decided:**

that planning application HM/10/0004 by Bothwell Property Development Company for the erection of 10 detached houses with associated access, landscaping and groundworks at land adjacent to 7 Old Bothwell Road, Bothwell be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior submission of a financial contribution of £6,000 by the applicant for the improvement/upgrading of community facilities in the area in lieu of providing such facilities within the development site

---

**4 Application CL/09/0507 - Mixed Use Development Comprising Equestrian Riding/Horse Breeding Centre with Ancillary Office and Shop, Erection of Worker's House, Change of Use and Alteration of Existing Cattle Shed to Form Livery Stables, Erection of 4 Houses, Temporary Retention of 2 Staff Accommodation Chalets, Creation of Associated Car Park, Access and Landscaping at Bankwood Farm, Carnwath**

---

A report dated 4 May 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0507 by W Meikle for a mixed use development comprising equestrian riding/horse breeding centre with ancillary office and shop, erection of worker's house, change of use and alteration of existing cattle shed to form livery stables, erection of 4 houses, temporary retention of 2 staff accommodation chalets, creation of associated car park, access and landscaping at Bankwood Farm, Carnwath.

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:-

- ◆ government guidance supported more opportunities for small scale housing development in all rural areas, including new build housing which was linked to rural businesses or would support the formation of new businesses by providing funding
- ◆ the site was well screened from the wider countryside and additional planting and woodland management would form part of the consent
- ◆ the development would require the demolition of existing buildings and, ultimately, the removal of 2 temporary residential chalets which did not make a positive impact on the countryside amenity. The proposal would consolidate the uses into appropriately designed and located structures
- ◆ there were no infrastructure issues and there would be no adverse impact on road safety

**The Committee decided:**

that planning application CL/09/0507 by W Meikle for a mixed use development comprising equestrian riding/horse breeding centre with ancillary office and shop, erection of worker's house, change of use and alteration of existing cattle shed to form livery stables, erection of 4 houses, temporary retention of 2 staff accommodation chalets, creation of associated car park, access and landscaping at Bankwood Farm, Camwath be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Agreement covering the following matters:-
  - ◆ the phasing of the development
  - ◆ tying the worker's house to the equestrian business and preventing the sale or lease of the house separately from the business unit
  - ◆ ensuring the funding that was released by the consent for the housing development was used to establish the new business
  - ◆ responsibility of the applicant to meet the Council's legal costs associated with the Section 75 Agreement

*[Reference: Minutes of Clydesdale Area Committee of 8 June 2004 (Paragraph 3)]*

---

**5 Application HM/10/0126 - Erection of 13.8 Metres Telecoms Mast and Associated Equipment at Pavement on Earnock Road, Hamilton**

---

A report dated 4 May 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0126 by Vodafone (UK) Limited for the erection of a 13.8 metres telecoms mast and associated equipment at a pavement on Earnock Road, Hamilton.

Points raised in a late letter of representation from residents of 4 Dalry Road, Hamilton had been addressed in the report.

**The Committee decided:**

that planning application HM/10/0126 by Vodafone (UK) Limited for the erection of a 13.8 metres telecoms mast and associated equipment at a pavement on Earnock Road, Hamilton be refused for the reasons detailed in the Executive Director's report.

---

**6 Application CL/10/0009 - Mixed Use Development Comprising Live/Work Units, House Plots and Residential Dwellings, Including Formation of Roundabout Access (Planning Permission in Principle) at Land at Wellburn Farm, Strathaven Road, Lesmahagow**

---

A report dated 30 April 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0009 by Banks Developments and G Lammie for a mixed use development comprising live/work units, house plots and residential dwellings, including the formation of a roundabout access (planning permission in principle) at land at Wellburn Farm, Strathaven Road, Lesmahagow.

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:-

- ◆ the proposed extension of the site into the Accessible Rural Area would be to provide a new roundabout which would improve traffic safety
- ◆ the proposed extension of the housing site into the Accessible Rural Area would not create a visually obtrusive extension due to the limited extent of the incursion

**The Committee decided:**

that planning application CL/10/0009 by Banks Developments and G Lammie for a mixed use development comprising live/work units, house plots and residential dwellings, including the formation of a roundabout access (planning permission in principle) at land at Wellburn Farm, Strathaven Road, Lesmahagow be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Agreement covering the following matters:-
  - ◆ a minimum ratio of work to living space within the live/work units
  - ◆ ensuring the living space was not occupied without the work space being in use
  - ◆ ensuring the live and work elements of each unit were tied to a single occupier and not sold or let separately
  - ◆ phasing of the development to be submitted which would ensure, in particular, that elements of the live/work units would be constructed concurrently with the mainstream housing and the delivery of the hub building
  - ◆ responsibility of the applicant to meet the Council's legal costs associated with the Section 75 Agreement

---

**7 Application HM/10/0081 - Demolition of Existing Building and Erection of Children's Nursery and Associated Parking at Larkhall Community Centre, Muir Street, Larkhall**

---

A report dated 21 April 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0081 by South Lanarkshire Council for the demolition of an existing building and the erection of a children's nursery and associated parking at Larkhall Community Centre, Muir Street, Larkhall.

**The Committee decided:** that planning application HM/10/0081 by South Lanarkshire Council for the demolition of an existing building and the erection of a children's nursery and associated parking at Larkhall Community Centre, Muir Street, Larkhall be granted subject to the conditions specified in the Executive Director's report.

---

**8 Application CL/10/0054 - Demolition of Existing Extension, Alterations and Erection of New Extension to Primary School and Associated Landscaping and Car Parking at Bent Primary School, Strathaven Road, Boghead**

---

A report dated 20 April 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0054 by Morgan Ashurst plc for the demolition of an existing extension, alterations and erection of new extension to primary school and associated landscaping and car parking at Bent Primary School, Strathaven Road, Boghead.

**The Committee decided:** that planning application CL/10/0054 by Morgan Ashurst plc for the demolition of an existing extension, alterations and erection of new extension to primary school and associated landscaping and car parking at Bent Primary School, Strathaven Road, Boghead be granted subject to the conditions specified in the Executive Director's report.

---

**9 Application HM/10/0102 - Creation of Additional 72 Car Parking Spaces at Summerlee Kart Track, Merryton Road, Larkhall**

---

A report dated 21 April 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0102 by West of Scotland Kart Club for the creation of an additional 72 car parking spaces at Summerlee Kart Track, Merryton Road, Larkhall.

**The Committee decided:** that planning application HM/10/0102 by West of Scotland Kart Club for the creation of an additional 72 car parking spaces at Summerlee Kart Track, Merryton Road, Larkhall be granted subject to the conditions specified in the Executive Director's report.

*[Reference: Minutes of Hamilton Area Committee of 27 May 2009 (Paragraph 5)]*

---

**10 Application CL/10/0069 - Erection of 2 Detached Houses and Diversion of Footpath Link at Plots 1 and 2, Woodpark, Lesmahagow**

---

A report dated 21 April 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0069 by D Frame for the erection of 2 detached houses and diversion of footpath link at Plots 1 and 2, Woodpark, Lesmahagow.

**The Committee decided:** that planning application CL/10/0069 by D Frame for the erection of 2 detached houses and diversion of footpath link at Plots 1 and 2, Woodpark, Lesmahagow be granted subject to the conditions specified in the Executive Director's report.

---

#### **11 Application HM/10/0107 - Erection of Integrated Community Facility and Formation of Associated Access (Amendment to Planning Consent HM/09/0207) at Strathaven Road/Udstonmill Road, Stonehouse**

---

A report dated 26 April 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0107 by South Lanarkshire Council for the erection of an integrated community facility and formation of associated access (amendment to planning consent HM/09/0207) at Strathaven Road/Udstonmill Road, Stonehouse.

**The Committee decided:** that planning application HM/10/0107 by South Lanarkshire Council for the erection of an integrated community facility and formation of associated access (amendment to planning consent HM/09/02087) at Strathaven Road/Udstonmill Road, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

*[Reference: Minutes of 23 June 2009 (Paragraph 8)]*

---

#### **12 Urgent Business**

---

There were no items of urgent business.