

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 13 February 2007

Chair:

Councillor Denis McKenna (Depute)

Councillors Present:

David Baillie, Tony Carlin, Sam Casserly, Pam Clearie, Gerry Convery, Alan Dick, Jim Docherty, Allan Falconer, Ian Gray, Billy McCaig, John McGuinness, Alex McInnes, Ian McInnes, Brian Reilly, Bob Rooney, Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Archie Buchanan, Cathie Condie, Jim Daisley, Gerry Docherty, Tommy Gilligan, James Handibode, Stan Hogarth, Carol Hughes, James Malloy, Edward McAvoy, Michael McCann, Mary McNeill, Graham Scott (Chair)

Attending:

Corporate Resources

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

Enterprise Resources

G Cameron, Area Manager, Planning and Building Standards Services (Cambuslang/Rutherglen); S Ferrie, Area Manager, Planning and Building Standards Services (Clydesdale); M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); C McDowall, Head of Planning and Building Standards Services; T Meikle, Area Manager, Planning and Building Standards Services (East Kilbride); C Park, Assistant Engineering Manager

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 January 2007 were submitted for approval as a correct record.

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

3 Application CL/06/0526 - Residential Development (Outline) at Townfoot, Elsrickle

A report dated 22 January 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CL/06/0526 by I Ramsay for a residential development (outline) at Townfoot, Elsrickle.

Because the application constituted Development Contrary to the Development Plan, the opportunity of a hearing had been offered to the objectors to the proposal and the applicant. The objectors had declined the opportunity of hearing and, therefore, there was no requirement to hear the applicant.

The application had been assessed against the relevant policies and criteria contained in the Adopted Upper Clydesdale Local Plan, the South Lanarkshire Local Plan (Finalised) and government advice/policy. Details of the assessment were provided in the report.

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 proposal represented an appropriate use of vacant land which would help expand the choice and range of housing in the rural area
- ◆ the proposal could be successfully integrated with the adjacent built environment and would not have a detrimental effect upon the setting and character of Elsrickle
- ◆ the proposal would consolidate the village edge
- ◆ the addition of landscaping belts would help the proposal blend in with its surroundings

The Committee decided: that planning application CL/06/0526 by I Ramsay for a residential development (outline) at Townfoot, Elsrickle be granted subject to the conditions specified in the Executive Director's report.

4 Application CR/06/0403 - Erection of 78 Houses with Associated Landscaping, Open Space, etc at Langcroft Drive/Hamilton Crescent, Cambuslang

A report dated 5 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CR/06/0403 by Clyde Valley Housing Association for the erection of 78 houses with associated landscaping, open space, etc at Langcroft Drive/Hamilton Crescent, Cambuslang.

The Committee decided: that planning application CR/06/0403 by Clyde Valley Housing Association for the erection of 78 houses with associated landscaping, open space, etc at Langcroft Drive/Hamilton Crescent, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

5 Application EK/06/0635 - Change of Use from Shop (Class 1) to Estate Agent (Class 2) at 82B Calderwood Square, East Kilbride

A report dated 5 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0635 by L Blackwell for the change of use from a shop (Class 1) to an estate agent (Class 2) at 82B Calderwood Square, East Kilbride. The application had been advertised as Development Potentially Contrary to the Development Plan, however, no objections had been received.

The application had been assessed against the relevant policies and criteria contained in the Adopted East Kilbride and District Local Plan and the South Lanarkshire Local Plan (Finalised). Details of the assessment were provided in the report.

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 unit was currently vacant: Two other vacant units also existed within the centre that had planning permission for Class 1, therefore, there was still scope for new retailers to move into this area
- ◆ the change of use would introduce a service to the shopping centre that did not exist at present and removed a vacant unit, thereby increasing the variety and vitality of the shopping centre
- ◆ the proposal would have no adverse impact on residential amenity or traffic safety

The Committee decided:

that planning application EK/06/0635 by L Blackwell for the change of use from a shop (Class 1) to an estate agent (Class 2) at 82B Calderwood Square, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

6 Application CR/06/0408 - Erection of 14 Flats with Associated Parking and Landscaping at 145 Hamilton Road, Cambuslang

A report dated 5 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CR/06/0408 by Imagine Developments Limited for the erection of 14 flats with associated parking and landscaping at 145 Hamilton Road, Cambuslang.

The Committee decided:

that planning application CR/06/0408 by Imagine Developments Limited for the erection of 14 flats with associated parking and landscaping at 145 Hamilton Road, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

7 Tree Preservation Order at Barons Gate, Princes Gate and Dukes Gate, Bothwell

A report dated 24 January 2007 by the Executive Director (Enterprise Resources) was submitted on a Provisional Tree Preservation Order (TPO) on the trees situated within Barons Gate, Princes Gate and Dukes Gate, Bothwell. The Provisional Tree Preservation Order was required to ensure adequate protection of the mature landscape and to comply with guidance outlined in Circular 4/1998, "The Use of Conditions in Planning Permission," which stated that the long-term protection of trees should be secured by a Tree Preservation Order rather than by the use of conditions.

The Committee decided:

- (1) that, under the terms of Section 163 (Provisional Tree Preservation Order) of the Town and Country Planning (Scotland) Act 1997, a Provisional Tree Preservation Order be made on the trees situated within Barons Gate, Princes Gate and Dukes Gate, Bothwell as indicated in the plan attached to the report; and
- (2) that, should there be no objection to the Provisional Tree Preservation Order, the Order be confirmed 6 months from the date of its promotion.

8 Urgent Business

There were no items of urgent business.