

Report to:	Planning Committee
Date of Meeting:	1 December 2009
Report by:	Executive Director (Enterprise Resources)

Application No	EK/09/0368
Planning Proposal:	Provision of Sports Facilities Comprising Football Pitch, Changing Pavilion, Spectator Seating and Facilities, 2 no. Five a Side Training Pitches, 60m Sprint Track, Car Parking and Associated Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : East Kilbride Community Trust
- Location : Playing Fields (North)
Calderglen Country Park
Strathaven Road
East Kilbride

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 conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: ICA Architects
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): Policy STRAT3 – 'Green Belt'
Policy ENV30 – 'New Development Design Policy'
Policy DM1 – 'Development Management Policy'

◆ Representation(s):

- ▶ 46 Objection Letters
- ▶ 95 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

S.E.P.A. (West Region) (Flooding)

Environmental Services

Leisure Services (Arboriculture)

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SportScotland

Power Systems

Architectural Liaison Officer (Strathclyde Police)

Leisure Services (Facility Manager)

TRANSCO (Plant Location)

St. Leonards Community Council

Scottish Natural Heritage

Roads and Transportation Services (East Kilbride)

Roads and Transportation Service (HQ)

Planning Application Report

- 1.1 The application site relates to an existing area of open space within Calderglen Country Park, East Kilbride. The site has been used for both rugby and football training, though currently use for informal outdoor use such as dog walking. The site covers an area of 1.62ha (16,215sqm) and is bounded to the south by the existing East Kilbride Sports Club, to the north by existing woodland and the Rotten Calder Burn and to the east and north by open parkland, including an existing pond.

2 Proposal(s)

- 2.1 The applicants propose a community based sports training facility containing a football pitch, changing pavilion, spectator seating and facilities, 2 five-a-side training pitches, a 60m sprint track with long jump pits, car parking (74 spaces) and associated landscaping. It is proposed that the development will be phased with the initial phase containing the changing pavilion (including support areas and four team changing rooms); installation of the full size international standard all-weather football pitch; associated parking area (35 spaces) located closest to the entrance area. The applicant has advised that the later phases will be completed as funds become available.
- 2.2 The changing pavilion, spectator stand and spectator facility building will all be single storey, mono-pitched and timber clad. The changing pavilion is located close to the site entrance at the south west corner. The spectator stand is aligned with the middle of the main pitch. The spectator facilities are located at the far end of the pitch to the south-east corner. The sprint track is located behind the southern goal posts with the 2 five-a-side pitches at the northern side of the pitch. The proposed parking spaces are sited between the pitch and the existing access road through the park. The development will include additional tree planting on the north and east boundaries with no removal of any existing trees.

3 Background

3.1 Local Plan Background

The application site falls within the 'Green Belt' as identified in Policy STRAT3 of the adopted South Lanarkshire Local Plan. Policy ENV30 – New Development Design Policy and Policy DM1 – 'Development Management Policy' are also relevant.

3.2 Relevant Government Policy/Advice

SPP11 – 'Open Space and Physical Activity' states that it is important to ensure that sport and recreational activities do not adversely affect areas of importance for their built environment or natural heritage, particularly where formal facilities are involved. Impact on the built and natural environment and on local communities can usually be mitigated through proper siting, design and management. Planning Authorities should assess proposals against development plan policies to ensure that new sports and recreation facilities are guided to appropriate locations.

- 3.3 SPP21 – 'Green Belts' states that designated green belts should be managed effectively to enhance the quality of life for local people. Effective management can include providing a range of opportunities for outdoor recreation, outdoor education and tourism.

3.4 Planning Background

None relevant.

4 Consultation(s)

- 4.1 **West of Scotland Archaeology Service (WOSAS)** – request that a condition be attached requiring the applicant to undertake an archaeological investigation of the site prior to any work commencing.
Response: Noted. This condition has been attached.
- 4.2 **TRANSCO** – advise that the applicant should contact them to discuss the location of gas apparatus.
Response: Noted. These details have been passed to the applicant.
- 4.3 **Scottish Natural Heritage (SNH)** –no adverse comments on the proposal, however advise that the applicant should carry out a European Protected Species Survey (EPS), consideration given to the compatibility of the proposed use in the Country Park and impact on landscape.
Response: Noted. An EPS has been carried out by the applicant. The ecological survey has concluded that the site has limited ecological value. There is no evidence of otters or badgers using the site and there is limited potential for bats roosting. It should be noted that no trees are to be removed from the site. Other issues are considered further in the report.
- 4.4 **Environmental Services** – provide comments relating to noise, ventilation and floodlighting.
Response: Noted. This condition will be attached to any consent granted.
- 4.5 **SEPA** – no objections to the proposal as there is a public sewer available.
Response: Noted.
- 4.6 **Scottish Water** – no response to date.
Response: Noted.
- 4.7 **SportScotland** – no objections to the proposal.
Response: Noted.
- 4.8 **Roads & Transportation HQ (Flood Unit)** – verbally requested that a condition is attached requiring a SUDs layout in accordance with the SUDs regulations is submitted and approved prior to development commencing.
Response: Noted. This condition has been attached.
- 4.9 **Roads and Transportation** – have advised that whilst the proposal is 19 spaces short of the maximum number recommended, this maximum will only be required when the facility is fully developed and holds sizeable events. In such circumstances appropriate arrangements should be put in place with the Council to ensure there is appropriate parking provision. In addition, they are no objections to access, sightlines and pedestrian provision.
Response: Noted. The proposed site is close to the main car park at Torrance House and there is also an extensive overflow car park close to the park entrance. Arrangements to utilise these car parks can be put in place in consultation with the Council as is the case for any sizeable event held in the Country Park.
- 4.10 **Architectural Liaison Officer (ALO) (Strathclyde Police)** – has advised that they have no concerns regarding the proposal. A similar use operates directly opposite the site and has never raised any anti-social issues. With the exception of some anti-social behaviour in summer months, the crime profile for the area is low. This can be mitigated at the site by effective management. The ALO should be consulted on the detailed submission of fencing.

Response: Noted. These details will be passed on for comments prior to the fencing being approved.

- 4.11 **St. Leonards Community Council** – object on the grounds that the proposal will result in the loss of open space presently used by families. It will create traffic congestion with no regular public transport to the area. The proposal will result in the potential loss of habitat to wildlife. There are potential noise and lighting nuisance issues which will penetrate through bare trees towards residents in Colonsay and St. Leonards. There has been no impact surveys carried out. Clarification should be provided as to whether the Park was gifted to the people of East Kilbride. The proposal would be better suited to alternative locations.

Response: As noted previously the application site has been used for both rugby and football training. Further, the proposed development will be in keeping with similar leisure activities already taking place within the park and therefore considered to be compatible with function of the Country Park. It is noted that the site is used by informal use such as dog walking, however it is considered that there given the nature and scale of the Country Park there is more than sufficient space and footpath network for the public to enjoy. The Roads and Transportation Service have no objections to the proposal and have raised no issues regarding the vehicular and pedestrian access into the park. The proposal did not require an Environmental Impact Assessment. However the applicant has submitted a European Protected Species survey which has advised that the development will have no impact on wildlife in the vicinity. The issue of site selection is not a relevant planning matter in this instance as the application has been submitted for this particular site and therefore the Council requires to consider and determine the application which is before the Planning Committee. Finally, although not a planning matter either, I am advised that a purchase price was paid by the Council for Calderglen Park.

- 4.12 **Leisure Services (Facility Manager)** – supports the additional community provision and opportunity to increase sport participation, though comment that adequate parking facilities will need to be provided.

Response: Noted. As detailed above, Roads Services have confirmed that they have no objections.

- 4.13 **Power Systems** – no response to date.

Response: Noted.

- 4.14 **Roads and Transportation HQ** - The proposed access to the development is off Strathaven Road which has been subject to a recent accident investigation / speed limit review exercise. A Traffic Regulation Order is currently being promoted to reduce the speed limit from 50mph to 40mph. The process to change the limit is ongoing and the Order will become effective in January next year. In addition to the speed limit reduction, vehicle activated signs will be introduced to further improve road safety. Given this, they are satisfied that the proposed development can operate safely.

Response: Noted.

- 4.15 **South Lanarkshire Leisure** – are supportive of the proposal. The provision of a high quality 3G synthetic playing surface along with the additional changing facilities are a welcome addition to the existing sports facilities within the recreational area of the Country Park. The provision of new outdoor sports facilities will also go some way towards meeting the shortfall in the number and quality of playing pitches required and identified within the Sports Pitches Strategy for South Lanarkshire.

Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertisement in the East Kilbride News, 46 letters of objection (including 2 from Councillor S. Wardhaugh in which it is highlighted that these have been submitted in a personal capacity, completely separate from any remit as an elected member) and 95 letters of support have been received. The following points have been raised:

Letters of Objection

- a) **East Kilbride is already losing most of its green and open space to various developments. SLC are encouraging the erosion of green space.**
Response: The South Lanarkshire Local Plan has policies which protect and maintain high quality open space and a green network throughout the town. The application for a football pitch will be in keeping with similar leisure activities already taking place within the park. Furthermore, the proposal will encourage users to take part in activities already available in the park. The site has previously been periodically used for sports and has rugby and football posts installed currently.
- b) **Calderglenn Country Park is a well established park. The site proposed is well established for use by organisations and families. The park is for the use of the public and not for a private football club.**
Response: The application site is currently used by East Kilbride Sports Club and is informally used by walkers. The proposal for a football pitch is considered to be an acceptable use compatible with the Country park and consistent with greenbelt policies.
- c) **The proposed development is good, though the proposed location is not.**
Response: . This location, within an established country park is considered to be acceptable in planning terms. Furthermore, the proposal will encourage users to take part in activities already in the park.
- d) **The existing access road is not wide enough to cope with additional traffic and there is already an insufficient amount of parking available. The site has insufficient public transport links and the development will therefore generate increased car journeys. SLC encourages walking instead of additional car use. There is currently a Traffic Regulation Order (TRO) in process to reduce traffic speeds on the Strathaven Road directly outside the site. A solution would be to allow parking on Colonsay Field and provide a footbridge into the facility. In addition, the proposed car park should have a one-way system in the interests of road safety.**
Response: The Roads and Transportation Service have no objections to the proposal and have raised no issues regarding the vehicular and pedestrian access into the park. They are satisfied that the 74 spaces provided will be sufficient for the majority of the time that the facility is in use. It should be noted that parking is also available at the main car park adjacent to the golf club/ visitor centre and the overflow facility on Colonsay Field. In addition, there is a large overflow parking facility close to the park entrance. The applicant has confirmed that the facility will be built in phases meaning that it will not be fully developed as shown on the proposed plans until funding and demand dictates. A planning condition has been attached requiring phasing details to be provided.
- e) **Calderglenn Country Park was gifted to the common good and the people of East Kilbride by East Kilbride District Council, how SLC can retract this without any consultation with the public and elected councillors.**

Response: While not a planning matter, I understand that a purchase price was paid by the Council for the Park. In planning terms, the appropriate neighbour notification and advertisement has been carried out. Any other form of public consultation is a separate matter. The determination of this application will be for the Planning Committee.

- f) **The East Kilbride Community Trust does not reflect the community of East Kilbride.**

Response: This is not a relevant planning matter.

- g) **This facility is not required. There are other suitable sites which could be developed for this purpose, such as Brancumhall. A better option would be to up-grade all the facilities in the town.**

Response: This is not a relevant planning matter as the application has been submitted for Calderglen Country Park for the Council's consideration and determination.

- h) **The proposal would have adverse ecological and environmental consequences resulting in the loss of footpaths and public rights of way.**

Response: The proposal does not impinge on any footpaths or any recorded right of way. The ecological survey has concluded that the site has limited ecological value. There is no evidence of otters or badgers using the site and there is limited potential for bats roosting. However, it should be noted that no trees are to be removed from the site.

- i) **The proposed stadium will block the view of the meadow.**

Response: Right to view is not a material planning consideration. However the buildings proposed are low level (no more than 4.8m) and will be finished in timber to reflect the surrounding area and will not significantly affect the setting of the park.

- j) **There has been no environmental impact assessment survey carried out. There are a large number of different species of animals and plants in the park which need to be protected. The Calder river system could be affected by the scale of the works.**

Response: The proposal did not require an Environmental Impact Assessment. The applicant has submitted a European Protected Species survey which has advised that the development will have no impact on wildlife in the vicinity. Conditions relating to surface drainage and effluent treatment will be attached to any consent granted and these matters will have to be satisfied prior to any work commencing. Consequently, it is not considered that there will be any detrimental impact on the Calder River.

- k) **The associated building work would totally disrupt the use of the park for an extended period.**

Response: Construction is an accepted part of any development project. The applicant has indicated that the proposal will be constructed in phases. A condition requiring a phasing plan for the Council's approval will be attached to any consent granted.

- l) **Litter would be increased in the park.**

Response: This is a management issue for the applicants and Community Resources.

- m) **The layout and construction of the pitch will prevent it from being used by a large number of sports.**

Response: The applicant has advised, and the plans show that, the proposal will provide additional options for local football, rugby, athletic and various other sports clubs.

- n) **The proposal will result in other suitable pitches being sold for development.**

Response: There is no evidence of this and in any event this is not a relevant planning matter in relation to the assessment of this planning application.

- o) **The development will be an eyesore and would detract from the original castle grounds.**

Response: The proposed design incorporates attractive, low level structures with timber finishes to reflect the surrounding area and will not significantly affect the setting of the park

- p) **The trust is not in line with the Equal Opportunities Policy of SLC in terms of gender equality. There is no provision in the organisation of girls' football. This could lead to problems with their charitable status.**

Response: This is not a relevant land use planning matter. .

- q) **The policy contravenes Policy ENV1 which clearly states that loss of priority green space will not be supported. The provision of a facility which is not freely available to the public is not compensatory in the spirit of the policy.**

Response: The site is covered by the Green Belt policy – STRAT3 and not Policy ENV1 – 'Priority Green Space'.

- r) **The proposal will create noise and light pollution to wildlife and the Children's Zoo.**

Response: The habitat survey has advised that the development will have no impact on wildlife in the vicinity and that the site has limited ecological value. The children's zoo sits higher than the application site and is surrounded by a heavy screening of mature trees reducing any light spillage. It should be noted that there is already floodlighting at the Sports Club and it is not apparent that this has resulted in any adverse impacts.

- s) **This development is likely to be a magnet for anti-social behaviour. What comments have the police made in regards to the proposal.**

Response: The Police Liaison Officer has advised that they have no concerns regarding the proposal. A similar use operates directly opposite the site and has never raised any anti-social issues. The crime profile for the area is low. The park itself does not suffer from graffiti or general vandalism and therefore there is no reason to assume that the proposal will create this.

- t) **The requirements of SPP11 have not been adequately considered.**

Response: SPP11 - 'Open Space and Physical Activity' states that it is important to ensure that sport and recreational activities do not adversely affect areas of importance for their built environment or natural heritage, particularly where formal facilities are involved. The assessment section of the report will address these issues.

- u) **There has been no consultation between the applicants and South Lanarkshire Council/Planning Service.**

Response: The applicants have met with both the Council's Estates Service and the Planning Service prior to the application being submitted.

- v) **The Calderglen Masterplan identified alternative locations for sport pitches.**

Response: The applicant identified the site, not the Council. Each proposal is determined on his merits.

- w) **Can the sewerage network cope? The applicant should consider more eco-friendly options such as a reed bed or rainwater harvesting.**

Response: The proposed development will utilise the existing sewerage infrastructure. Details of this will be required to be approved by Scottish Water prior to development commencing. The surface water will be dealt with by an approved SUDs scheme.

- x) **No attempt has been shown to use renewable energy in line with SPP6 and no recycling facilities are proposed.**

Response: Conditions have been attached to ensure that an Energy Statement and details of waste disposal are submitted to and approved prior to any development commencing.

- y) **What facilities are being provided? The existing café will not cope. Is there associated toilet provision?**

Response: The proposal includes a spectator facility with both catering and toilet provision. Toilets for players and officials are provided within the changing facility.

Letters of Support

- a) **East Kilbride has too long suffered from poor recreational facilities such as red blaes pitches and ill-equipped changing rooms. The site itself is currently of poor quality and the presence of dog mess precludes it from being used by children. The location of this high quality facility will not only improve sports provision but encourage people to use other areas of the park. The proposal will integrate well with other sports provision already within the park.**

Response: Agreed. The site has previously been used as sports facilities and the proposed use is in keeping with its surroundings and its zoning in the greenbelt. The proposal will deliver a high quality sports facility which can be used in all weathers.

- b) **The site is already being used for sports but suffers from poor drainage. An artificial pitch at this location is the only answer.**

Response: Agreed.

- c) **The proposal will provide a good facility at no financial burden to the Council at a time of tight financial restraint.**

Response: While SLC are not involved in the future funding of the project, it is acknowledged that it would secure a new facility for East Kilbride.

- d) **The park is more than big enough to cope with the size of development while allowing dog walkers etc to use other parts of the park.**

Response: The proposal is deemed acceptable in planning terms. The application site represents a very small section of the park which is currently unkept and overgrown. This matter will be discussed further in Section 6 of the report.

- e) **The introduction of sporting facilities can provide huge benefits to a community such as a safe environment for children to learn as well as getting children more active.**

Response: Agreed. The proposal is deemed acceptable in planning terms. This matter will be discussed further in Section 6.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The determining issue in this instance is the proposal's compliance with adopted local plan policy and other material considerations as raised through letters of representation.
- 6.2 The proposal relates to a community based sports training facility containing a football pitch, changing pavilion, spectator seating and facilities, 2 five-a-side training pitches, 60m sprint track with long jump pits, car parking and associated landscaping. It will be located within an existing grassed area in Calderglen Country Park.
- 6.3 SPP21 – 'Green Belts' supports the principle of outdoor sport within the Green Belt as it is a way of effectively managing and maintaining green land. SPP11 – 'Open Space and Physical Activity' clearly supports all types of outdoor sport but is mindful that open space is maintained appropriately.
- 6.4 The site is covered by Policy STRAT3 – 'Green Belts and Urban Settlements in the Green Belt Policy' in the adopted South Lanarkshire Local Plan. The policy states that the local plan will allow the Green Belt to continue to function as an area for recreation and other appropriate uses. There shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, recreation, establishments and institutions standing in extensive grounds or other uses considered by the Council to be appropriate to the Green Belt.
- 6.5 Policies ENV30 and DM1 require all applications to integrate successfully with their surroundings in terms of sustainability, amenity, natural heritage, design and layout. In design terms, the only new buildings to be constructed are a 4.8m high spectator stand, 4.25 m changing pavilion and 3.7m high spectator facility. The applicant has advised that the development will be carried out in phases with the initial phase consisting of the changing pavilion including support areas and four team changing rooms, installation of the full size international standard all-weather football pitch, and 35 parking spaces. Later phases will be completed as funds become available. The three structures proposed have been clad in timber to blend in with the surrounding woodland. The pitch and the associated car park will comply with SUDs requirements as requested by the Roads Flooding Unit.
- 6.6 As previously stated, the application site has been periodically used as a sports pitch for both rugby and football. In recent years, the pitch has suffered from poor drainage and become overgrown. However the principle of the use of the application site for sports facility, albeit more formalised, has long been established is acceptable in planning terms and wholly consistent with planning policy. The applicant does not propose the removal of any landscaping or trees and proposes to supplement the existing trees with new trees. The proposal will not impinge on any existing footpaths or rights of way and will not preclude any current uses within the park from continuing. .
- 6.7 It is accepted that the proposal will generate additional traffic. The applicant has proposed 74 car parking spaces within the site. The Roads and Transportation Service (RTS) have advised that the maximum number of spaces required when the facility is in full usage would be 93. In such instances they have advised that overflow car parking is provided. Overflow parking is available in the main car park adjacent to the golf course and at the park entrance on Colonsay Field. The RTS

have advised that the vehicular and pedestrian access into the park is sufficient to cope with the additional use proposed.

- 6.8 In terms of statutory consultees, the applicant is required to address a number of points through the discharge of conditions prior to any work commencing on site. WOSAS have requested that an archaeological investigation of the site is carried out to establish whether or not any archaeological remains are present.
- 6.9 The ecological study carried out by the applicant has advised that the site has limited ecological value. There has been no evidence of any otters or badgers on the site. It states that development of the site is unlikely to have significant impact on the bird population. As no trees are being removed from the site, there is no issue with bat roosts. It advises that as many of the marshy grasslands are maintained as possible. However, conditions have been attached to ensure that the site is fully checked and surveyed for the presence of bats and bird nests before any consent commences.
- 6.10 The Council's Environmental Services section have not raised any issue with the proposed floodlighting scheme or potential impact on the surrounding area. Details of floodlighting scheme will be required to be submitted through the attachment of a suitable condition.
- 6.11 The application has attracted 46 objections relating to issues such as traffic, noise, amenity, ecology and land use. While noting the concerns raised, none of these issues are significant enough that would render this proposal unacceptable on planning grounds. It should also be noted that 95 letters of support for the proposal have also been received. All the points raised have been summarised and responded to section 5.
- 6.12 In conclusion, I am satisfied that the proposal complies with and consistent with the relevant government advice, including SPP11 and 21, and local plan policies. The proposed use is in keeping with its location and will encourage further use of the park. There have been no fundamental issues have been raised by statutory consultees. Conditions have been attached relating to landscaping, drainage, floodlighting, parking, phasing and archaeology. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with the aims of SPP11 and the requirements of Policies STRAT3, ENV30 and DM1 of the South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

24 November 2009

Previous References

- ♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

▶ Consultations

Scottish Natural Heritage	04/11/2009
Environmental Services	10/11/2009
Leisure Services (Facility Manager)	13/11/2009
TRANSCO (Plant Location)	06/11/2009
West of Scotland Archaeology Service	28/10/2009
SEPA	16/11/2009
Roads and Transportation Services (East Kilbride)	12/11/2009
Police Architectural Liaison Officer	20/11/2009
St. Leonards Community Council	16/11/2009
SportScotland	18/11/2009
Roads and Transportation Services (HQ)	20/11/2009
South Lanarkshire Leisure	18/11/2009

▶ Representations

Representation from :	Bobby Dalgleish, West Crosshill House, Auldhouse, East Kilbride, G75 0QQ, DATED 09/11/2009
Representation from :	Robert Miller, 33 Kronborg Way, East Kilbride, G75 0BN, DATED 09/11/2009
Representation from :	Mrs Susan Miller, 33 Kronborg Way, Whitehills, East Kilbride, G75 0BN, DATED 09/11/2009
Representation from :	Mr & Mrs Gow, 15 Wensleydale, East Kilbride, G74 4QT, DATED 09/11/2009
Representation from :	John Mullen, 39 Lochlea, Calderwood, East Kilbride, G74 3RX, DATED 09/11/2009
Representation from :	Ian C Murray, 2 Jervis Terrace, East Kilbride, G75 8HE, DATED 09/11/2009
Representation from :	Alan Harrow, 25 Palmerston, Newlandsmuir, East Kilbride, G75 8RF, DATED 09/11/2009
Representation from :	Jake Muirhead, Warehouse Manager, By Email, DATED 09/11/2009
Representation from :	Mr Matthewe Love, 17 Lindsay Road, East Kilbride, G74 4HZ, DATED 04/11/2009

Representation from : Gareth Urquhart, 266 Mallard Crescent, Greenhills, East Kilbride, , DATED 20/11/2009

Representation from : Avirl Anderson, 25 Tiree, St Leondards, East kilbride, G74 2DR, DATED 19/11/2009

Representation from : Alan Anderson, 15 Duart Drive, Stewartfield, East Kilbride, DATED 19/11/2009

Representation from : Mrs Gillian Peden, 28 Greenhall Place, High Blantyre, G72 9TA, DATED 19/11/2009

Representation from : Keith Miller, 10 Oakfern Grove, East Kilbride, G74 4UG, DATED 20/11/2009

Representation from : Fraser Scott, Rugby Dev Officer, South Lanarkshire Leisure, North Stand, Cadzow Avenue, ML3 0LX, DATED 19/11/2009

Representation from : Alan Smith, 11 glen Arroch, St Leoanrds, East Kilbride, G74 2BP, DATED 20/11/2009

Representation from : Elaine Reid, 44 Sutherland Way, Brancumhall, East Kilbride, G74 3DL, DATED 19/11/2009

Representation from : Donna Howie, No Address Given, DATED 19/11/2009

Representation from : Carol Gallacher, 9 Larch Drive, Greenhills, G75 9HD, DATED 20/11/2009

Representation from : Stewart Howie, 17 MacKenzie Gardens, East Kilbride, G74 4SA, DATED 20/11/2009

Representation from : Billy Ferguson, 5 Dalmellington Court, East Kilbride, G74 4XD, DATED 20/11/2009

Representation from : Mr C O'Donnell, 29 Balfour Terrace, Murray, East Kilbride, G75 0JQ, DATED 20/11/2009

Representation from : James Carrigan, 19 Millburn Way, Gardenhall, East kilbride, DATED 20/11/2009

Representation from : Stephen McPhillie, 8 Kellie Grove, East Kilbride, G74 4DN, DATED 12/11/2009

Representation from : Colin Macartney, 51 Fairlie, East Kilbride, G74 4SF, DATED 12/11/2009

Representation from : Paul Kinghorn, 1 Macnicol Park, Kittinghglan, East Kilbride, G74 4QE, DATED 12/11/2009

Representation from : Malcolm Buchanan, 118 Phipps Wynd , Hamilton , ML3 8PH, DATED 12/11/2009

Representation from : Jim Oates, 10 Mossbank, East Kilbride, G75 8SW, DATED 18/11/2009

Representation from : Tracey Oates, 10 Mossbank, East Kilbride, G75 8SW, DATED 18/11/2009

Representation from : Julie Warnock, 9 Fulmar Park, Stewartfield, East Kilbride, G74 4RG, DATED 18/11/2009

Representation from : Paul Duffy, 4 Ballantrae, East Kilbride, G74 4TZ, DATED 19/11/2009

Representation from : Mrs Clare Keane, 15 Old Coach Road, East Kilbride, G74 4DS, DATED 10/11/2009

Representation from : Maureen Potter, 27 Broughton, East Kilbride, G75 0JU, DATED 18/11/2009

Representation from : Councillor Sheena Wardaugh, 11 Clamps Wood, East Kilbride, , DATED 18/11/2009

Representation from : Councillor Sheena Wardhaugh, 11 Clamps Wood, East Kilbride, DATED 18/11/2009

Representation from : Mrs Valerie Baird, 9 Stuarton Park, East Kilbride, G74 4LA, DATED 18/11/2009

Representation from : Mr Maxwell, 12 Pitreavie Court, Hamilton, ML3 8DD, DATED 18/11/2009

Representation from : Kathleen Connor, 97 Colonsay, St Leonards, East Kilbride, G74 2HG, DATED 18/11/2009

Representation from : John Cammor, 97 Colonsay, St Leonards, East Kilbride, G74 2HG, DATED 18/11/2009

Representation from : John M Connor, 97 Colonsay, St Leonards, East Kilbride, DATED 18/11/2009

Representation from : Mr McGrory, 15 Poplar Gardens, East Kilbride, G75 9LE, DATED 18/11/2009

Representation from : Mrs McGrory, 15 Poplar Gardens, East Kilbride, G75 9LE, DATED 18/11/2009

Representation from : Hugh Oneill, 102 Livingstone Drive, East Kilbride, G75 0EN, DATED 18/11/2009

Representation from : Mr Pearson, 1 Dalmelington Court, East Kilbride, G74 4XD, DATED 18/11/2009

Representation from : Dr Dugald Baird, 9 Stuarton Park, East Kilbride, G74 4LA, DATED 23/11/2009

Representation from : Mrs S Loan, 87 Colonsay, St Leonards, East Kilbride, G74

2HG, DATED 23/11/2009

- Representation from : Maureen Potter, 27 Broughton, , East Kilbride, , Glasgow. , G75 OJU, DATED 14/09/2009
- Representation from : A McArdle, By Email, DATED 20/08/2009
- Representation from : C Saez, 7 Angus Avenue, Calderwood , East Kilbride, DATED 25/08/2009
- Representation from : Alex Morrison, 12 Andersen Court, Whitehills, East Kilbride, DATED 27/08/2009
- Representation from : Mrs. I Ferguson, 3 Loch Long, St. Leonards, East Kilbnde, DATED 27/08/2009
- Representation from : Scot Hill, 56 Dale Avenue, East Kilbride, G75 9AP, DATED 03/11/2009
- Representation from : James McLaughlin, 15 Loch Meadie, St Leondards, East Kilbride, G74 2DJ, DATED 02/11/2009
- Representation from : Mrs Pearson, 1 Dalmelington Court, East Kilbride, G74 4XD, DATED 19/11/2009
- Representation from : Mr Simpson, 16 Hunters Grove, East Kilbride, G74 3HZ, DATED 19/11/2009
- Representation from : Isabel Anderson, 15 Duart Drive, East Kilbride, G74 4BJ, DATED 19/11/2009
- Representation from : Mr McGrory, 15 Poplar Gardens, East Kilbride, G75 9LE, DATED 19/11/2009
- Representation from : Alan Anderson, 15 Duart Drive, East Kilbride, G74 4BJ, DATED 19/11/2009
- Representation from : Mrs McGrory, 15 Poplar Gardens, East Kilbride, G75 9LE, DATED 19/11/2009
- Representation from : Mr Pearson, 1 Dalmelington Court, East Kilbride, G74 4XD, DATED 19/11/2009
- Representation from : Mrs Pearson, 1 Dalmelington Court, East Kilbride, G74 4XD, DATED 19/11/2009
- Representation from : Mrs Scott, 31 Dunnotar Crescent, East Kilbride, G74 4PL, DATED 19/11/2009
- Representation from : Douglas McKechnie, 5 Strathallandale Court, East Kilbride, G75 8GB, DATED 19/11/2009
- Representation from : Mrs J McKechnie, 5 Strathallandale Court, East Kilbride, G75 8GB, DATED 19/11/2009

Representation from : Ann McCreath, 34 Nortfield, Hairmyres, East Kilbride, G75 8SX, DATED 19/11/2009

Representation from : Steph McCreath, 34 Nortfield, Hairmyres, East Kilbride, G75 8SX, DATED 19/11/2009

Representation from : Mrs Copeland, 27 Torwood Brae, Hamilton, ML3 9XB, DATED 19/11/2009

Representation from : Mr Copeland, 27 Torwood Brae, Hamilton, ML3 9XB, DATED 19/11/2009

Representation from : Mrs McFarlane, 29 Mull , East Kilbride, G74 2DT, DATED 19/11/2009

Representation from : Mrs Maxwell, 12 Pitreavie Court, Hamilton, ML3 8DD, DATED 19/11/2009

Representation from : Charles & Phyllis Slorach, 38 Old Coach Road, East Kilbride, G74 4DT, DATED 12/11/2009

Representation from : Mr & Mrs Corlett, 96 Glen Prosen, St Leonards, East Kilbride, G74 3Ta, DATED 16/11/2009

Representation from : Catherine Beck, 2 Davaar, St Leonards, East Kilbride, DATED 16/11/2009

Representation from : C Williamson, 52 Lammermoor, Calderwood, East Kilbride, G74 3SE, DATED 16/11/2009

Representation from : Mr & Mrs Stronact, 39 Phoenix Court, Calderwood, East Kilbride, DATED 16/11/2009

Representation from : E MacCulloch, 54 Phoenix Court, East Kilbride, DATED 16/11/2009

Representation from : Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS, DATED 27/10/2009

Representation from : A McArdle, By Email, DATED 26/10/2009

Representation from : Mrs Donnelly, 17 Rydal Place, East Kilbride, G75 2DT, DATED 18/11/2009

Representation from : Mrs Rankin, 151 Mallard Terrace, East Kilbride, G75 8UF, DATED 18/11/2009

Representation from : John McAdams, 105 Mount Cameron Drive South, St Leonards, East Kilbride, DATED 17/11/2009

Representation from : Micael Peden, 28 Greenhall Place, High Blantyre, Glasgow, G72 9TA, DATED 17/11/2009

Representation from : Douglas Stuart, 21 Duart Drive, Stewartfield, East Kilbride, G74 4BJ, DATED 17/11/2009

Representation from : Malcolm MacDonald, Secretary, East Kilbride Rugby Club, ,
By Email, DATED 17/11/2009

Representation from : Vince Nobile, 34 Davies Acre, East Kilbride, G74 5BZ,
DATED 17/11/2009

Representation from : St Leonards Community Council, 91 Colonsay, St
Leonards, East Kilbride, G74 2HG, DATED 16/11/2009

Representation from : John Sheppard, 83 Ness Drive, St Leonards, Eas Kilbride,
G74 2AA, DATED 13/11/2009

Representation from : Campbell Aitken, 6 Capelrig Drive, Calderwood, East
Kilbride, G74 3BX, DATED 13/11/2009

Representation from : Mr JE Allan, 94 Franklin Place, Westwood, East Kilbride,
G75 8LS, DATED 20/11/2009

Representation from : Mr Colin McKay, 12 Loudon, East Kilbride, G75 0QT,
DATED 11/11/2009

Representation from : Miss Jacqueline Kennedy, 50 Tiree, East Kilbride, G74
2DR, DATED 11/11/2009

Representation from : Gus Davidson, 88 Kelso Drive, East Kilbride, G74 4DB,
DATED 11/11/2009

Representation from : Les McKenna, 128 Colonsay, St Leonards, East Kilbride,
G74 2HG, DATED 17/11/2009

Representation from : Campbell Aitken, By Email, DATED 10/11/2009

Representation from : Kathy Wisman, 93 Colonsay, East Kilbride, G74 2HG,
DATED 20/11/2009

Representation from : Anne Naylor, 21 Coleridge, East Kilbride, G75 8RD, DATED
20/11/2009

Representation from : Allan Colquhoun, 4 Ashton Green, East Kilbride, G74 4LB,
DATED 20/11/2009

Representation from : Sophia Forsyth, 26 Lomond, East Kilbride, G75 0BP,
DATED 18/11/2009

Representation from : Alan Franklin, 41 Durban Avenue, East Kilbride, G75 9PB,
DATED 20/11/2009

Representation from : Mr Greame Macklin, 91 Colonsay, East Kilbride, , DATED
20/11/2009

Representation from : Yvonne McWilliams , 40 Ardochrig, East Kilbride, G75 8FG,
DATED 20/11/2009

Representation from : Sheena Anderson, 15 Inch Murrin, East Kilbride, DATED

20/11/2009

- Representation from : Paul Duffy, 4 Ballantrae, East Kilbride, G74 4TZ, DATED 19/11/2009
- Representation from : David Stenhouse, 90 Cyress Crescent, East Kilbride, , DATED 19/11/2009
- Representation from : Campbell Bern, 22 Crawford Drive, Calderwood, East Kilbride, G74 3UD, DATED 11/11/2009
- Representation from : William Linley, 6 Swift Place, East Kilbride, G75 8RT, DATED 11/11/2009
- Representation from : Billy McCann, 6 Odense Court, Whitehills, East Kilbride, G75 0SA, DATED 11/11/2009
- Representation from : Archibald Mark Watson, 14 Cheviot Crescent, East Kilbride, G75 9GA, DATED 11/11/2009
- Representation from : Andrew Kean, 7 Linhope Place, Gardenhall, East Kilbride, G75 8HJ, DATED 11/11/2009
- Representation from : Denise Sheppard, 83 Ness Drive, St Leonards, East Kilbride, G74 2AA, DATED 11/11/2009
- Representation from : Alan Sleight, 15 Leven Way, Hillcrest, East Kilbride, G75 8NQ, DATED 11/11/2009
- Representation from : Sharon Crawley, 22 Sandpiper Drive, Greenhills, East Kilbride, G75 8UW, DATED 11/11/2009
- Representation from : Thomas Reilly, 340 Telford Road, Murray, East Kilbride, G75 0DN, DATED 11/11/2009
- Representation from : Malcolm Buchanan, By Email, DATED 11/11/2009
- Representation from : Richard & Pamela Bullough, By Email, DATED 11/11/2009
- Representation from : Jim McIntosh, By Email, DATED 11/11/2009
- Representation from : Mary McKenna, 128 Colonsay, St Leonards, East Kilbride, G74 2HG, DATED 17/11/2009
- Representation from : Jean Broadley, 130 Colonsay, St Leonards, East Kilbride, DATED 17/11/2009
- Representation from : David Smtihers, 8F Graham Avenue, East Kilbride, G74 4JZ, DATED 23/11/2009
- Representation from : Mr & Mrs S Catlin, 31 Durward, Calderwood, East Kilbride, G74 3PB, DATED 23/11/2009
- Representation from : Dr John Sloan, 24 MacNeill Drive, East Kilbride, G74 4TR, DATED 23/11/2009

Representation from : Steven Gilchrist, 55 Davies Acre, East Kilbride, G74 5BZ, DATED 23/11/2009

Representation from : Gordfrey Horn, 44 Ailsa Tower, West Withlawburn, DATED 23/11/2009

Representation from : Alision Percy, Address not Given, DATED 23/11/2009

Representation from : Julie-Ann Gilroy, 4 Medwin Court, Gardenhall, East Kilbride, G75 8JY, DATED 23/11/2009

Representation from : Peter Scanlan, 2 Wintergreen Drive, East Kilbride, G74 4UP, DATED 23/11/2009

Representation from : Fiona Davis, 30 Brendon Avenue, Lindsayfield, East Kilbride, DATED 23/11/2009

Representation from : Charles Harvey, 16 Dubvegan Place, East Kilbride, DATED 23/11/2009

Representation from : Lindsey Hobbs, 15 Dunnottar Crescent, Stewartfield, East Kilbride, G74 4PL, DATED 23/11/2009

Representation from : Daniel Gray, 2 Galt Place, Murray, East Kilbride, G75 9BA, DATED 23/11/2009

Representation from : Fraser Stott, 4 Rosaburn Avenue, Lindsayfield, East Kilbride, G75 9DE, DATED 23/11/2009

Representation from : Billy Ferguson, 5 Dalmellington Court, East Kilbride, G74 4XD, DATED 23/11/2009

Representation from : Craig Ronald, Address not given, DATED 23/11/2009

Representation from : Jim Holmes, 22 Strathallan Avenue, Hairmyres, East Kilbride, G75 8GX, DATED 23/11/2009

Representation from : Andy Bannon, 2 MacFie Place, East Kilbride, G74 4TY, DATED 23/11/2009

Representation from : Mr & Mrs S Catlin, 31 Durward, Calderwood, East Kilbride, G74 3PB, DATED 23/11/2009

Representation from : Stuart & Sandra Gow, 237 Mallard Crescent, Greenhills, East Kilbride, G75 8UJ, DATED 24/11/2009

Representation from : Gary Beresford, 4 Whitefield Avenue, Cambuslang, G72 8NW, DATED 24/11/2009

Representation from : Anne Marie Jephcott, 3 Ballantrae, East Kilbride, G74 4TZ, DATED 24/11/2009

Representation from : Michael Morrison, 25 Glen Clova, East Kilbride, G74 3TB, DATED 24/11/2009

Representation from : Martin Fellowes, 2 Torrance Court, Crutherland Gate, East Kilbride, G75 0RU, DATED 24/11/2009

Representation from : Daniel Henderson, 363 Kelvin Drive, Murray, East Kilbride, G75 0PQ, DATED 24/11/2009

Contact for Further Information

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

Iain Morton, Planning Officer, Civic Centre
Ext 6341, (Tel :01355 806314)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers:
280/PL 100
280/PL 200
280/PL 500
280/PL 501
8035:90:700
Design Statement
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 4 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the landscaping scheme required by condition 4 shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 7 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 8 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 9 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's

Sustainable Drainage Design Criteria and requirements.

- 10 That prior to the development hereby approved being operational the applicant will provide written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 11 That the development hereby approved shall not become operational until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 12 Prior to development commencing on site, details of the proposed floodlighting scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall include, where appropriate, details of all aspects of the installation including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; cowling (including colouring); lux contours/distribution diagrams and column type/colour. The approved scheme shall be implemented prior to the development being brought into use and shall thereafter be operated in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 13 That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
- 14 Details of the phasing of the development shall be submitted to the Council for approval, and no work shall begin until the phasing scheme has been approved in writing. Following approval, the development shall be implemented in accordance with the approved scheme.
- 15 That the only means employed for the heating of foodstuff on the premises shall be a microwave oven and no other form of cooking or heating of foodstuff (excluding drinks) shall be employed on the premises without the prior consent of the Council as Planning Authority.
- 16 That prior to the development being brought into use, details of the storage of waste arising from the development hereby approved shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 17 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:

a) the total predicted energy requirements and CO₂ emissions of the development,

clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO₂ standard;

b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;

c) an indication of the location and design of the on-site energy technologies; and

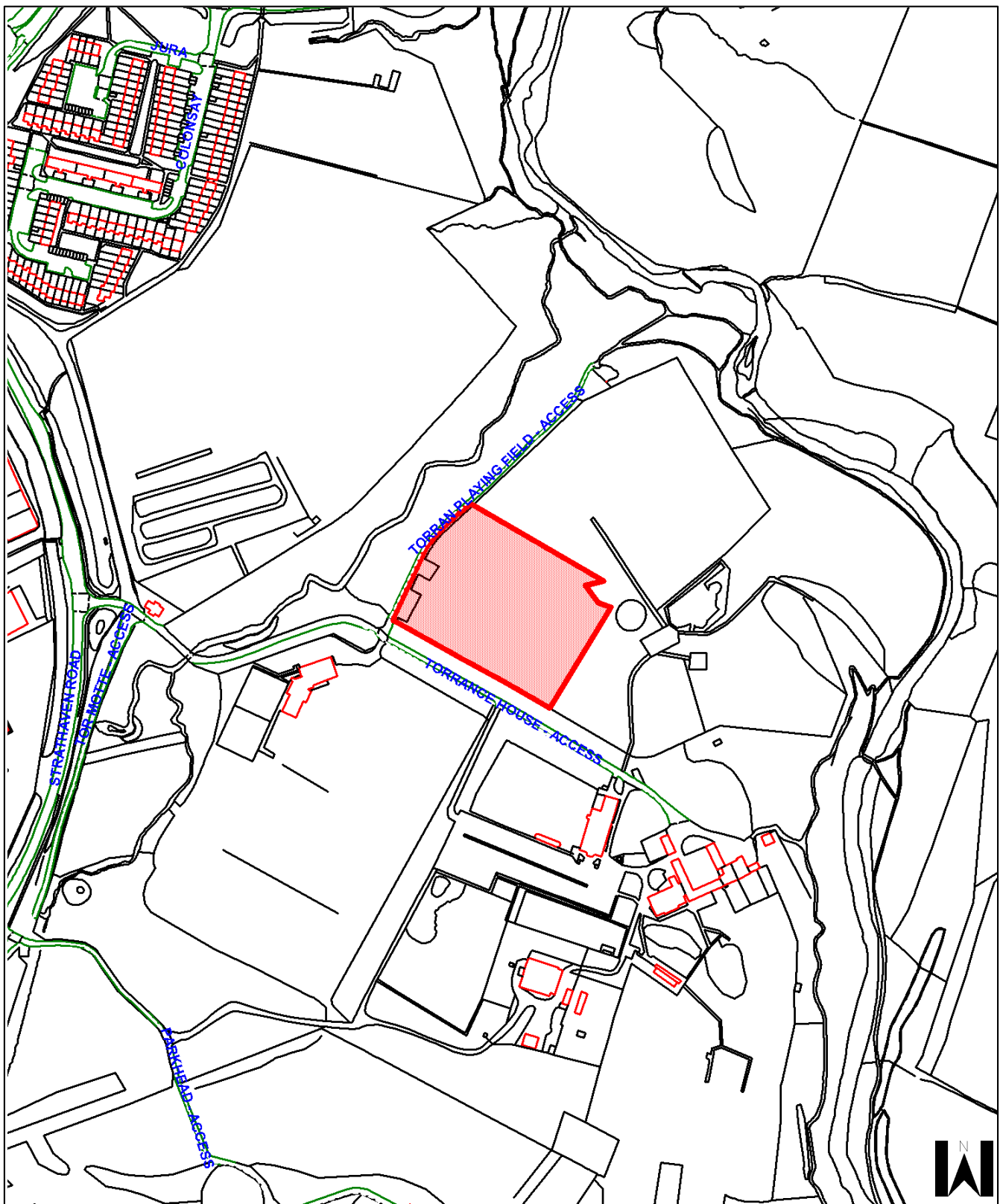
d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.

- 18 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 10 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 11 To ensure the provision of a satisfactory sewerage system
- 12 To minimise the risk of nuisance from light pollution to nearby occupants.
- 13 In order to safeguard any archaeological items of interest or finds.
- 14 These details have not been provided or approved
- 15 To minimise nuisance, littering and pest problems to nearby occupants.
- 16 To minimise the risk of nuisance from smells, fumes, vapours and noise to nearby occupants.
- 17 To secure a reduction in carbon dioxide emissions.
- 18 To secure the timeous implementation of on-site zero and low carbon energy technologies.

For information only



For information only