

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 5 October 2010

Chair:

Councillor Graham Scott

Councillors Present:

Alex Allison, Eileen Baxendale, Archie Buchanan, Jackie Burns, Gordon Clark, Pam Clearie, Gerry Convery, Jim Docherty, 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

Councillor's Apology:

Archie Manson

Attending:

Corporate Resources

L Carstairs, Public Relations Officer; P MacRae, Administration Officer; G McCann, Head of Legal Services

Enterprise Resources

C Bradley, Planning Team Leader (East Kilbride); L Dickson, Planning Team Leader (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); C Park, Engineering Manager

1 Declaration of Interests

The following interest was declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Holman	Application EK/10/0151 – Demolition of existing house and erection of 4 x 3 bed flats at 51 Colinhill Road, Strathaven	Friend of owner of the property

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 7 September 2010 were submitted for approval as a correct record.

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

3 Application EK/10/0056 - Mixed Use Development Comprising Class 1 Superstore, Garden Centre, Hotel, Class 3 Uses, Petrol Filling Station, Allotments, Landscaping, Associated Access and Car Parking (Planning Permission in Principle) at Land at Redwood Crescent, Peel Park, East Kilbride

A report dated 21 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0056 by JHAG Limited for a mixed use development comprising a Class 1 superstore, garden centre, hotel, Class 3 uses, petrol filling station,

allotments, landscaping, associated access and car parking (planning permission in principle) at land at Redwood Crescent, Peel Park, East Kilbride.

At its meeting on 7 September 2010, the Committee had considered verbal and written submissions from representatives of Dawn Developments Limited, Ediston Opportunities and JHAG Limited on whether the Committee should conjoin consideration of their respective applications for retail developments in East Kilbride. At that meeting, the Committee had decided that the application by JHAG Limited be determined in advance of the applications by Dawn Developments Limited and Ediston Opportunities at the next or a subsequent meeting of the Committee.

The Head of Planning and Building Standards Services reminded Committee Members that Dawn Developments had lodged a petition for Judicial Review with the Court of Session and advised that they had recently sought an interim interdict to prevent the Planning Committee considering planning application EK/10/0056 by JHAG Limited at its meeting on 5 October 2010. The Committee was also advised of Transport Scotland's position in respect of the Dawn Development application.

The Court of Session had refused the interim interdict and the application could be considered at this meeting. The Judge had also held that there was now no requirement for the hearing into the matter previously scheduled to be heard at the Court of Session on 8 October 2010.

The Committee heard Councillor Simpson, a local member.

The application had been assessed against the relevant policies and criteria contained in the Glasgow and Clyde Valley Structure Plan, 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 proposal would not adversely affect the long term continuity of the marketable supply of land for business and industry in East Kilbride
- ◆ the site had been marketed unsuccessfully for more than 20 years
- ◆ the proposal would create in the region of 600 jobs and support economic development in East Kilbride
- ◆ there would be no detrimental impact on strategic centres, village or neighbourhood centres
- ◆ the proposal would not prejudice the Local Plan strategy for East Kilbride town centre in terms of Policy STRAT8
- ◆ the proposal would provide an opportunity to deliver an integrated retail destination with an element of tourist related benefits
- ◆ the proposal could be accommodated without adversely impacting on the local or trunk road networks
- ◆ the development of the allotments, as proposed, would allow positive management of the priority green space and would not compromise the biodiversity of the area

The Committee decided: that planning application EK/10/0056 by JHAG Limited for a mixed use development comprising a Class 1 superstore, garden centre, hotel, Class 3 uses, petrol filling station, allotments, landscaping, associated access and car parking (planning permission in principle) at land at Redwood Crescent, Peel Park, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 7 September 2010 (Paragraph 3)]

4 Application HM/10/0364 - 2 Storey Extension to Office Accommodation at Dovesdale Farm, Carlisle Road, Stonehouse

A report dated 28 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0364 by William Hamilton and Sons (Contractors) Limited for a 2 storey extension to office accommodation at Dovesdale Farm, Carlisle Road, Stonehouse.

The Committee decided: that planning application HM/10/0364 by William Hamilton and Sons (Contractors) Limited for a 2 storey extension to office accommodation at Dovesdale Farm, Carlisle Road, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 25 August 2009 (Paragraph 9)]

5 Application EK/10/0151 - Demolition of Existing House and Erection of 4 x 3 Bed Flats at 51 Colinhill Road, Strathaven

A report dated 24 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0151 by S Noon for the demolition of an existing house and the erection of 4 x 3 bed flats at 51 Colinhill Road, Strathaven.

The Planning Area Manager advised that requests for a hearing and a site visit had been received from objectors to the proposal but that, in both cases, the criteria had not been met.

The Committee heard Councillor Campbell, a local member.

The Committee decided: that planning application EK/10/0151 by S Noon for the demolition of an existing house and the erection of 4 x 3 bed flats at 51 Colinhill Road, Strathaven be granted subject to the conditions specified in the Executive Director's report.

Councillor Holman, having declared an interest in the above item, withdrew from the meeting during its consideration

6 Application CL/09/0528 - Erection of 20 Houses with Associated Landscaping and Road Improvements at Broughton Road, Biggar

A report dated 28 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0528 by Cala Homes (East) for the erection of 20 houses with associated landscaping and road improvements at Broughton Road, Biggar.

The Committee decided: that planning application CL/09/0528 by Cala Homes (East) for the erection of 20 houses with associated landscaping and road improvements at Broughton Road, Biggar 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 submission of a landscaping bond to ensure that all areas of landscaping were laid out, planted, completed and maintained by the applicant for a period of time to be agreed with the Council as Planning Authority
 - ◆ a financial contribution of £12,000 by the applicant towards the improvement of recreational/sport facilities in the area
 - ◆ responsibility of the applicant to meet the Council's legal costs associated with the Section 75 Agreement

7 Application HM/09/0407 - Erection of Mixed Use Development (Class 4, 5, 6, 7 and 8) (Planning Permission in Principle) at Site of Former Craighead School, 1 Whistleberry Road, Hamilton

A report dated 28 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0407 by Muse Developments Limited for the erection of a mixed use development (Class 4, 5, 6, 7 and 8) (planning permission in principle) at the site of the former Craighead School, 1 Whistleberry Road, Hamilton.

The Committee decided: that planning application HM/09/0407 by Muse Developments Limited for the erection of a mixed use development (Class 4, 5, 6, 7 and 8) (planning permission in principle) at the site of the former Craighead School, 1 Whistleberry Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

Councillor Burns left the meeting following consideration of this item

8 Application CR/10/0094 - Erection of House (Planning Permission in Principle) at 30 Burnfoot Crescent, Rutherglen

A report dated 20 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CR/10/0094 by Taymast Limited for the erection of a house (planning permission in principle) at 30 Burnfoot Crescent, Rutherglen.

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 proposal complied with Policies ENV2, RES6, DM1 and DM5 of the Adopted South Lanarkshire Local Plan
- ◆ the proposal was not considered to affect the recreational amenity or biodiversity value of the surrounding area
- ◆ the residential amenity of the area could be protected
- ◆ there were no adverse infrastructure issues

The Committee decided: that planning application CR/10/0094 by Taymast Limited for the erection of a house (planning permission in principle) at 30 Burnfoot Crescent, Rutherglen be granted subject to the conditions specified in the Executive Director's report.

9 Application HM/10/0040 - Residential Development (6 Houses) (Planning Permission in Principle) at Part of the Land of Millburn Glen, Lanark Road, Larkhall

A report dated 28 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0040 by W Anderson for a residential development (6 houses) (planning permission in principle) at part of the land of Millburn Glen, Lanark Road, Larkhall.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan and government advice/policies. 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 site was considered to be a brownfield site and the scale of the development would be less than that of the previous built form
- ◆ the proposal would result in the positive regeneration of a vacant site and the visual enhancement of the immediate area
- ◆ the site was self-contained by woodland and could be additionally screened from the wider countryside through further planting
- ◆ the consent could be suitably conditioned to ensure that the proposed houses would respect the scale and setting of the site's greenbelt location
- ◆ the overall objectives of greenbelt policy would not be compromised
- ◆ there were no infrastructure implications relating to the development

The Committee decided: that planning application HM/10/0040 by W Anderson for a residential development (6 houses) (planning permission in principle) at part of the land of Millburn Glen, Lanark Road, Larkhall be granted subject to the conditions specified in the Executive Director's report.

10 Application CL/10/0340 - Erection of 16 Semi-Detached Houses at Cairngryffe Street, Pettinain

A report dated 14 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0340 by M and M Quality Homes for the erection of 16 semi-detached houses at Cairngryffe Street, Pettinain.

The Committee heard Councillor Forrest, a local member.

The Committee decided: that planning application CL/10/0340 by M and M Quality Homes for the erection of 16 semi-detached houses at Cairngryffe Street, Pettinain 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 financial contribution of £4,500 by the applicant for the improvement of community facilities in the area
 - ◆ responsibility of the applicant to meet the Council's legal costs associated with the Section 75 Agreement

11 Application EK/10/0162 - Change of Use from House (Class 9) to Office (Class 2) with Extension to Existing Building at 2 Old Coach Road, East Kilbride

A report dated 24 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0162 by East Kilbride and District Housing Association Limited for the change of use from a house (Class 9) to an office (Class 2) with an extension to the existing building at 2 Old Coach Road, East Kilbride.

The Committee decided: that planning application EK/10/0162 by East Kilbride and District Housing Association Limited for the change of use from a house (Class 9) to an office (Class 2) with an extension to the existing building at 2 Old Coach Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

12 Application EK/09/0229 - Demolition of Existing Building and Erection of 10 Houses with Associated Parking and Landscaping at Land at Meadowville, Stoney Meadow Road, East Kilbride

A report dated 16 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0229 by Milton Bell for the demolition of an existing building and the erection of 10 houses with associated parking and landscaping at land at Meadowville, Stoney Meadow Road, East Kilbride.

The Committee decided: that planning application EK/09/0229 by Milton Bell for the demolition of an existing building and the erection of 10 houses with associated parking and landscaping at land at Meadowville, Stoney Meadow Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

13 Application HM/10/0351 - Erection of 8 Industrial Units with Associated Parking and Service Yard Areas at Unit 35, Argyle Crescent, Hillhouse Industrial Estate, Hamilton

A report dated 21 September 2010 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0351 by South Lanarkshire Council for the erection of 8 industrial units with associated parking and service yard areas at Unit 35, Argyle Crescent, Hillhouse Industrial Estate, Hamilton.

The Committee decided: that planning application HM/10/0351 by South Lanarkshire Council for the erection of 8 industrial units with associated parking and service yard areas at Unit 35, Argyle Crescent, Hillhouse Industrial Estate, Hamilton be granted subject to the conditions specified in the Executive Director's report.

14 Urgent Business

There were no items of urgent business.