



Council Offices, Almada Street
Hamilton, ML3 0AA

Monday, 03 June 2019

Dear Councillor

Cambuslang and Rutherglen Area Committee

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

Date: Tuesday, 11 June 2019

Time: 14:00

Venue: Cambuslang Institute, Main Hall, 37 Greenlees Road, Cambuslang, G72 8JE

The business to be considered at the meeting is listed overleaf.

Members are reminded to bring their fully charged tablets to the meeting

Yours sincerely

Lindsay Freeland
Chief Executive

Members

Carol Nugent (Chair), John Bradley (Depute Chair), Walter Brogan, Robert Brown, Janine Calikes, Margaret Cowie, Alistair Fulton, Ann Le Blond, Martin Lennon, Katy Loudon, Margaret B Walker, Jared Wark

BUSINESS

1 Declaration of Interests

2 Minutes of Previous Meeting

3 - 6

Minutes of the meeting of the Cambuslang and Rutherglen Area Committee held on 26 March 2019 submitted for approval as a correct record. (Copy attached)

Item(s) for Noting

3 Education Scotland Report - St Mark's Primary School and Nursery Class, Rutherglen

7 - 14

Report dated 15 May 2019 by the Executive Director (Education Resources). (Copy attached)

4 Scottish Fire and Rescue Service

Presentation by Steven Campbell, Station Manager, Scottish Fire and Rescue Service

Item(s) for Decision

5 Application P/19/0406 - Demolition of Existing Garage and Utility Room and Erection of 2 Storey Side Extension with First Floor Balcony to the Rear, Single Storey Rear Extension and Rear Attic Dormer at 12 Grenadier Park, Cambuslang

15 - 26

Report dated 28 May 2019 by the Executive Director (Community and Enterprise Resources). (Copy attached)

6 Playscheme Grant Applications 2019/2020

27 - 28

Report dated 9 May 2019 by the Executive Director (Finance and Corporate Resources). (Copy attached)

7 Community Grant Applications

29 - 32

Report dated 28 May 2019 by the Executive Director (Finance and Corporate Resources). (Copy attached)

Urgent Business

8 Urgent Business

Any other items of business which the Chair decides are urgent.

For further information, please contact:-

Clerk Name: Lynn Paterson

Clerk Telephone: 01698 454669

Clerk Email: lynn.paterson@southlanarkshire.gov.uk

CAMBUSLANG AND RUTHERGLEN AREA COMMITTEE

2

Minutes of meeting held in Rutherglen Town Hall, Main Street, Rutherglen on 26 March 2019

Chair:

Councillor Carol Nugent

Councillors Present:

Councillor Walter Brogan, Councillor Robert Brown, Councillor Janine Calikes, Councillor Margaret Cowie, Councillor Alistair Fulton, Councillor Ann Le Blond, Councillor Katy Loudon, Councillor Margaret B Walker, Councillor Jared Wark

Councillors' Apologies:

Councillor John Bradley (Depute), Councillor Martin Lennon

Attending:

Education Resources

A Jessimer, Quality Development Lead Officer; H Gillan, Headteacher, Cairns Primary School and Nursery Class, Cambuslang

Finance and Corporate Resources

K McLeod, Administration Assistant; L Paterson, Administration Officer

Also Attending:

Police Scotland

Superintendents R Hay and A Wright

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Cambuslang and Rutherglen Area Committee held on 29 January 2019 were submitted for approval as a correct record.

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

3 Education Scotland Report – Cairns Primary School and Nursery Class, Cambuslang

A report dated 11 March 2019 by the Executive Director (Education Resources) was submitted on the outcome of the inspection of Cairns Primary School and Nursery Class, Cambuslang made by Education Scotland.

The inspection had taken place in December 2018 as part of a national sample of primary and nursery education and the inspection letter reporting on the findings had been published on 26 February 2019.

A number of particular strengths had been identified in the inspection letter. The areas of improvement, agreed with the school and education authority, had been incorporated into the school's improvement plan and parents would be informed of progress in overtaking the points of action. Education Scotland had intimated that they would make no further visits in connection with the inspection.

A Jessimer, Quality Development Lead Officer, Education Resources and the Headteacher spoke on key aspects of the report.

The Headteacher was congratulated on the positive outcome of the inspection and the Chair asked that the Committee's congratulations be relayed to the staff and pupils at the school.

The Committee decided: that the report be noted.

Councillor Le Blond entered the meeting during consideration of this item

4 Police Scotland - Presentation

Superintendents R Hay and A Wright, Police Scotland provided an update on the proposed implementation of the Contact Assessment Model (CAM) in the Lanarkshire Division.

Members were provided with information on the development of the CAM which aimed to enhance the ability of Police Scotland to better assess and respond to Threat, Harm, Risk and Vulnerabilities and significantly improve the experience of customers, by providing resolution at the first point of contact.

Superintendents Hay and Wright, having responded to members' questions, were thanked for their informative presentation.

The Committee decided: that the presentation be noted.

5 Community Grant Applications

A report dated 11 March 2019 by the Executive Director (Finance and Corporate Resources) was submitted on applications for community grant.

The Committee decided: that community grants be awarded as follows:-

- | | | |
|-----|-------------------|--|
| (a) | Applicant: | James Aiton Primary School Council, Cambuslang (CR/32/18) |
| | Purpose of Grant: | Equipment |
| | Amount Awarded: | £600 |
| (b) | Applicant: | Glasgow South and Lanarkshire Parkinson's Group, Cambuslang (CR/37/18) |
| | Purpose of Grant: | Specialist transport |
| | Amount Awarded: | £800 |
| (c) | Applicant: | Cambuslang Harriers (CR/42/18) |
| | Purpose of Grant: | Entrance fees |
| | Amount Awarded: | £315 |
| (d) | Applicant: | 1 st Bankhead Guides, Rutherglen (CR/43/18) |
| | Purpose of Grant: | Outing, entrance fees and materials |
| | Amount Awarded: | £350 |
| (e) | Applicant: | 1 st Rutherglen Rainbows (CR/44/18) |
| | Purpose of Grant: | Outing, entrance fees and materials |
| | Amount Awarded: | £350 |

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|-----|--|--|
| (f) | Applicant:
Purpose of Grant:
Amount Awarded: | SCOPE (Rutherglen) (CR/45/18)
Entrance fees
£800 |
| (g) | Applicant
Purpose of Grant:
Amount Awarded: | Flemington/Hallside Guild, Cambuslang (CR/46/18)
Outing, equipment, administration and publicity costs
£350 |
| (h) | Applicant:
Purpose of Grant:
Amount Awarded: | 1 st Cathkin Guides, Rutherglen (CR/47/18)
Outing, entrance fees, administration and publicity costs
£350 |
| (i) | Applicant:
Purpose of Grant:
Amount Awarded: | Halfway Community Council (CR/48/18)
Environmental project
£700 |
| (j) | Applicant
Purpose of Grant:
Amount Awarded: | Burnside Autumn Club, Cambuslang (CR/49/18)
Outing
£180 |
| (k) | Applicant:
Purpose of Grant:
Amount Awarded: | Rutherglen Bankhead Residents' Association (CR/51/18)
Outing
£200 |
| (l) | Applicant:
Purpose of Grant:
Amount Awarded: | Cambus Ramblers, Cambuslang (CR/52/18)
Outing and entrance fees
£250 |

6 Urgent Business

There were no items of urgent business.

Report

3

Report to:	Cambuslang and Rutherglen Area Committee
Date of Meeting:	11 June 2019
Report by:	Executive Director (Education Resources)

Subject:	Education Scotland Report – St Mark’s Primary School and Nursery Class, Rutherglen
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise of the outcome of the inspection of St Mark’s Primary School and Nursery Class by Education Scotland inspectors.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the Education Scotland Report on St Mark’s Primary School and Nursery Class, Rutherglen, be noted.

3. Background

- 3.1. St Mark’s Primary School and Nursery Class were inspected in January 2019 as part of a national sample of primary and nursery education.
- 3.2. As part of the revised approach to inspection, the Education Scotland inspectors evaluated the leadership of change; learning, teaching and assessment; raising attainment and achievement and ensuring wellbeing, equality and inclusion.
- 3.3. The inspection team analysed questionnaires issued to a sample of parents, pupils and to all staff. Inspectors observed class lessons and interviewed groups of pupils, including the pupil council, and staff. Members of the inspection team also met parents and members of the local community.
- 3.4. The report by Education Scotland was published on 23 April 2019.

4. Findings of Education Scotland Inspectors

4.1. Education Scotland made comment under the following headings:-

- ◆ quality of leadership and management,
- ◆ learning provision and
- ◆ children’s successes and achievements.

4.2. Education Scotland found there is a range of practice across the school in terms of learning, teaching and assessment and on the wellbeing and inclusion of children, which is leading to satisfactory levels of attainment across literacy, numeracy and health and wellbeing.

- 4.3. Inspectors recognised that the promotion of wellbeing for children and their families in the nursery strongly underpins the school community values, resulting in relaxed, happy children who are making good progress in their learning.
- 4.4. Particular strengths of the school were identified as follows:-
- Children who are friendly and caring and who are keen to be involved in the wider life of their school and nursery. They are proud to be learners at St Mark's and are empathetic and supportive towards one another.
 - The headteacher and senior leaders actively encourage distributed leadership. This is resulting in more staff being involved in various committees and working parties to bring about whole-school improvement and secure positive outcomes for children.
 - Staff who know children well and who promote a nurturing ethos in the primary and nursery classes. Children are well-supported to progress in their learning.
- 4.5. Education Scotland, as they do during inspections identified areas for continued improvement:-
- Continue to review leadership roles to manage best the balance of pace and priorities for change and improvement in both the school and nursery class. This includes developing improved approaches to communication with parents and partners so that they can play a fuller, more active part in helping to shape change and improvement.
 - Continue to develop the curriculum to ensure all children receive their full entitlement to a Broad General Education linking to appropriate learning pathways.
 - In order to continue to improve children's attainment and achievement, staff should work together to ensure children experience consistently high quality learning and teaching. As planned, this includes the development of robust systems to track and monitor children's progress.
 - Continue as planned to update policies and approaches to building positive relationships, inclusion and equality across the St Mark's community. Revision of these plans should include the input of all stakeholders and partners from the outset.
- 4.6. These areas for improvement have been incorporated into the school's improvement plan. Progress on the identified areas for improvement will be shared with parents.
- 4.7. Education Scotland have intimated that they will allow the school time to take forward the areas for improvement and a report on progress will be prepared within a year. They will then decide whether further engagement will be required. The local authority will inform parents about the school's progress as part of the authority's arrangements for reporting to parents on the quality of its schools.
- 4.8. Additional inspection evidence can be accessed by clicking the following web link <https://education.gov.scot/assets/inspectionreports/stmarkspnsnaie230419.pdf>

5. Employee Implications

- 5.1. None

6. Financial Implications

- 6.1. None

7. Other Implications

- 7.1. There are no direct risks associated with this report which is provided for information only.
- 7.2. There are no significant sustainability issues in connection with the recommendations contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. There is no requirement to carry out an assessment in terms of the proposals contained within this report.
- 8.2. The content of Education Scotland reports are shared with parents and discussed at Parent Council meetings.

Tony McDaid
Executive Director (Education Resources)

15 May 2019

Link(s) to Council Values/Objectives

- Improve achievement, raise educational attainment and support lifelong learning
- Ensure schools and other places of learning are inspirational

Previous References

None

List of Background Papers

Education Scotland Report of 23 April 2019

Contact for Further Information

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

Anne Donaldson, Head of Education (Rutherglen/Cambuslang)

Ext: 4452 (Tel: 01698 454452)

E-mail: anne.donaldson@southlanarkshire.gov.uk

23 April 2019

Dear Parent/Carer

In January 2019, a team of inspectors from Education Scotland visited St Mark's Primary School and Nursery Class. During our visit, we talked to parents/carers and children and worked closely with the headteacher and staff.

The inspection team found the following strengths in the school's work.

- Children who are friendly and caring and who are keen to be involved in the wider life of their school and nursery. They are proud to be learners at St Mark's and are empathetic and supportive towards one another.
- The headteacher and senior leaders actively encourage distributed leadership. This is resulting in more staff being involved in various committees and working parties to bring about whole-school improvement and secure positive outcomes for children.
- Staff who know children well and who promote a nurturing ethos in the primary and nursery classes. Children are well-supported to progress in their learning.

The following areas for improvement were identified and discussed with the headteacher and a representative from South Lanarkshire Council.

- Continue to review leadership roles to manage best the balance of pace and priorities for change and improvement in both the school and nursery class. This includes developing improved approaches to communication with parents and partners so that they can play a fuller, more active part in helping to shape change and improvement.
- Continue to develop the curriculum to ensure all children receive their full entitlement to a Broad General Education linking to appropriate learning pathways.
- In order to continue to improve children's attainment and achievement, staff should work together to ensure children experience consistently high quality learning and teaching. As planned, this includes the development of robust systems to track and monitor children's progress.
- Continue as planned to update policies and approaches to building positive relationships, inclusion and equality across the St Mark's community. Revision of these plans should include the input of all stakeholders and partners from the outset.

We gathered evidence to enable us to evaluate the school's work using four quality indicators from [How good is our school? \(4th edition\)](#) and [How good is our early learning and childcare?](#). Quality indicators help schools, local authorities and inspectors to judge what is working well and what needs to be improved. Following the inspection of each school, the Scottish Government gathers details of our evaluations to keep track of how well Scottish schools are doing.

Here are Education Scotland's evaluations for St Mark's Primary School and Nursery Class

Quality indicators for the primary stages	Evaluation
Leadership of change	satisfactory
Learning, teaching and assessment	satisfactory
Raising attainment and achievement	satisfactory
Ensuring wellbeing, equality and inclusion	satisfactory
Descriptions of the evaluations are available from: How good is our school? (4th edition), Appendix 3: The six-point scale	

Quality indicators for the nursery class	Evaluation
Leadership of change	good
Learning, teaching and assessment	good
Securing children's progress	good
Ensuring wellbeing, equality and inclusion	good
Descriptions of the evaluations are available from: How good is our early learning and childcare? Appendix 1: The six-point scale	

A more detailed document called Summarised Inspection Findings (SIF) will be available on the Education Scotland website at:
<https://education.gov.scot/inspection-reports/south-lanarkshire/8457522>

What happens next?

As a result of our inspection findings we think that the school needs time to make necessary improvements. We will ask South Lanarkshire Council for a report on progress with the agreed areas for improvement within one year of the publication of this letter. Taking account of the progress report, we will then decide whether further engagement with the school is required. This may involve a joint evaluation visit by HMI and council officers. South Lanarkshire Council will write to you again detailing the improvements the school has made and outlining any further action that we intend to take, as agreed with South Lanarkshire Council.

JohnPaul Cassidy
HM Inspector

Report

5

Report to:	Cambuslang and Rutherglen Area Committee
Date of Meeting:	11th June 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0406
Planning proposal:	Demolition of existing garage and utility room and erection of two storey side extension with first floor balcony to the rear, single storey rear extension and rear attic dormer.

1 Summary application information

Application type:	Householder
Applicant:	Mr Brian Malarkey
Location:	12 Grenadier Park Cambuslang G72 8EP

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

- (1) The Cambuslang and Rutherglen Area Committee has delegated powers to determine this application.

3 Other information

- ♦ Applicant's Agent: John Kane
- ♦ Council Area/Ward: 13 Cambuslang West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (2015)**
Policy 4 Development management and placemaking
Policy 6 General urban area/settlements

Supplementary Guidance 3: Development Management, Placemaking and Design
Policy DM2 House extensions and alterations

Proposed South Lanarkshire Local Development Plan 2 (2018)
Policy 3 General Urban Areas and Settlements

◆ **Representation(s):**

▶	12	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

Planning Application Report

1 Application Site

- 1.1 The application site is located within an established residential area at 12 Grenadier Park in Cambuslang. The site accommodates a detached dwellinghouse with a detached garage located to the north east of the site. The dwellinghouse is set within a spacious site and is located at the turning head, at the end of the cul-de-sac.
- 1.2 The site is surrounded on all sides by residential properties and set within a small housing estate which was constructed approximately 15 years ago and is accessed off Greenlees Road in Cambuslang.

2 Proposal(s)

- 2.1 The applicant seeks consent for the demolition of the existing garage and utility room in order to facilitate the erection of a two storey side extension with integral double garage, a first floor balcony to the rear, a single storey rear extension and a rear attic dormer.
- 2.2 When the application was originally submitted, the plans included a large picture window and doors with a balcony to the front of the first floor of the garage extension, and windows on the proposed east elevation. The applicant was asked to revise the location of the balcony and window configuration as it was considered that the proposal was out of character with the existing and surrounding dwellinghouses.
- 2.3 The plans have been amended and the window configuration to the front of the property has been revised to match the existing dwellinghouse and the proposed balcony area has been relocated to the rear of the building with a privacy screen incorporated. The neighbouring properties were re-notified of the proposed amendment and given a further opportunity to comment.
- 2.4 The proposal requires the applicant's existing double garage and side utility room to be demolished to accommodate a two storey side extension with an integral garage. The proposed side extension is set back from the adjoining front elevation by 0.4m and projects 1.9m from the existing side elevation, with the ridge line of the roof set 1.2m below the ridge line of the existing dwellinghouse. On the ground floor this side extension will accommodate a WC and utility room and on the first floor an internal alteration to provide an extended bathroom and an access corridor to the first floor bedroom over the integral garage extension. The two storey garage extension is set back 8.4m from the front elevation of the property, it measures 5.9m x 6.5m and the roof height is set 1.5m below the existing roof height. The extension would accommodate a double garage on the ground floor and a bedroom with en-suite on the first floor which accesses a rear balcony with privacy screen. The attic alterations would provide a fourth bedroom with en-suite, which would be provided within a dormer extension. The large single storey rear extension on its own would be permitted development due to the height and scale in relation to the position and plot size. It measures approximately 11.1m x 6.8m and it would be finished with a mono-pitched roof, approximately 4.5m in height at its tallest point. It would be utilised as a large kitchen/living space.

3 Background

3.1 Local Plan Status

- 3.1.1 In determining this planning application the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and its associated Supplementary Guidance (SG).
- 3.1.2 In land use terms the application site is identified within the SLLDP as being within a general residential area. Policy 6 (General Urban Area/Settlements) is applicable and states that residential developments and those of an ancillary nature may be acceptable within urban areas and settlements, provided they do not have a significant adverse impact on the amenity and character of the area. Developments that will be detrimental to residential amenity will not be permitted.
- 3.1.3 Policy 4 (Development Management and Place Making) of the SLLDP is also considered to be relevant and requires all development proposals to take account of, and be integrated with, the local context and built form of the area.
- 3.1.4 Policy DM2 (House Extensions and Alterations) is contained within Supplementary Guidance 3: Development Management, Place Making and Design, and this policy is also relevant to the proposal. This policy states that proposals for house extensions and alterations will be considered favourably where they comply with set criteria. These criteria include the requirement for the siting, form, scale, design and materials to respect the character of the existing dwelling and local area, that it does not significantly affect neighbouring properties in terms of overshadowing and/or overlooking, it does not dominate the existing house, neighbouring houses or that of the streetscene and that there is still adequate parking, garden ground and bin storage.
- 3.1.5 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) is now a material consideration. In this instance the following policies are relevant:
- Policy 3 General Urban Areas and Settlements
 - Policy 5 Development Management and Placemaking
 - Policy DM2 House Extensions and Alterations

3.2 Relevant Government Advice/Policy

- 3.2.1 Given the nature of the proposal there is no specific government guidance relative to the determination of this application.

3.3 Planning Site History

- 3.3.1 Planning Application CR/02/0280 for the erection of 21 dwellinghouses was approved by the Planning Committee on 17 December 2002. One other planning application has been approved, CR/04/0023 for a change to elevational treatments to a combined double garage at plots 4 & 5 (Amendment to CR/02/0280). This was approved under delegated powers on 20 February 2004.

4 Consultation(s)

- 4.1 No consultations were required in respect of this application.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out and eight letters of objection were received in relation to the proposal. On receipt of the amended plans a further four letters of objection were received. In total, twelve letters of objection have been received in respect of the proposal.
- 5.2 The grounds of objection are summarised as follows: -

a) Loss of sunlight/daylight and overshadowing to neighbouring properties and gardens from proposed extension.

Response: All forms of development will generate a shadow of some description and, therefore, it is the extent of shadow that requires consideration. A shadow test was completed in accordance with the Building Research Establishment (BRE) good practice guidance which demonstrated that the proposed alterations would not result in a significant level of additional overshadowing. Given the position of the existing dwellings and the proposed extension/garage, the size of gardens and the travel path of the sun and, in particular, the offset distance of the neighbouring house at number 14 Grenadier Park, it is considered that there would not be an impact on adjoining properties in terms of overshadowing/loss of daylight that would merit refusal of this application.

b) That the proposal will overlook the neighbouring properties resulting in a loss of privacy.

Response: When the application was originally submitted, the plans included a window in the hallway and bedroom in the first floor on the proposed east elevation. Whilst these windows did not directly overlook the neighbouring property and exceeded the minimum 20m window to window distance required, it was considered that as there are no existing windows at first floor level on this elevation it was appropriate to request that the hall window contain obscure glass and the bedroom window, which is set further back, to be high level to preserve the neighbouring privacy. With regard to the other windows, it is noted that the attic dormer is located 13m away from the rear boundary and 34m from the property directly to the rear. The minimum garden depth for this type of property in terms of privacy is 10m as set out in the Council's Residential Development Guide and the proposal exceeds the minimum window to window distance requirement. The patio doors in the first floor west elevation are located 14m away from the neighbouring boundary and a 1.8m high privacy screen will be constructed to safeguard the neighbouring privacy.

from the rear balcony. Conditions can be added to ensure the installation of the obscure glazing and privacy screen, should the application be approved.

c) That the proposed full height glass windows and front balcony of the proposal are not in keeping with the existing properties.

Response: The plans have been amended to reflect the existing window configuration and design, and the proposed design is now considered to be acceptable. This elevation is set back 8.4m from the existing front building line and will not appear dominant in relation to the existing property.

d) That the plans indicate a major change to the appearance and scale of the property which does not reflect the character of the existing architectural design of the surrounding buildings.

Response: Guidance on the scale of residential extensions advises that proposals should not exceed 100% of the existing floor area. The proposal represents 81% of the existing floor space of the property and a reasonable amount of rear garden ground remains useable for bin storage, drying and general amenity. The amended proposals are appropriate to the local context of the surrounding area and conditions relating to matching materials can be added should the application be granted.

e) That changes of materials at the front of the property have already been made which do not match the existing materials.

Response: The property is not a listed building or located within a conservation area where planning consent is required for the alteration of the existing external materials. These changes do not require planning permission.

f) That the use of the development will result in an increase of noise and disturbance.

Response: The existing use as a residential dwellinghouse will not be changed as a result of this proposal and therefore the use is not contrary to the residential setting. Nuisance resulting from noise and disturbance would be a matter for Environmental Services to investigate.

g) That the proposal will have a negative visual impact on the character of the estate as it is located in a visibly prominent location.

Response: The extension is not considered to be of a scale or design that would have a significant detrimental impact within the estate. The two storey extension is located at the end of the cul-de-sac and it is set a substantial distance back from the existing front building line. Furthermore, it is considered that the amended design and proposed materials will ensure that the proposal is appropriate to the locality.

h) That the proposal will result in a loss of available parking at the site which will have a detrimental impact on road safety around the site. Work vans should not be parked overnight which is set out in the property missives.

Response: The extended property will contain four bedrooms and the required parking provision for this size of development is three off street parking spaces. The remaining available parking area meets the parking requirement set out by Roads and Transportation Services. Legal requirements contained within the missives of the properties is not a planning matter. This is a civil matter to be resolved between the parties involved.

i) That the applicant's business is registered at the address and there has been a dramatic increase in the volume of traffic at the site. A commercial business should not be running from the residential address.

Response: There is no planning reason a business cannot be registered at a residential address. Planning consent is required for operating a business from a residential property where that business materially changes the use of that property. The Council's Monitoring and Enforcement Section has investigated this matter and the applicant's business is registered at local commercial premises. Notwithstanding this, a condition can be added if the application is approved to ensure that the integral garage is incidental to the enjoyment to the dwellinghouse and that no commercial activity is carried out from the garage.

j) That the extent of work will take a lengthy time to complete therefore the times of audible building works should be restricted by a planning condition.

Response: The Planning Service does not implement the legislation relating to noise and disturbance. Environmental Services can investigate and respond to complaints in relation to nuisance from noise. However, should consent be granted an advisory note can be added to the decision notice which advises of the British Standard requirements in relation to noise levels during construction. These are Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday - No audible activity. Environmental Services can also formally impose these hours of operation by way of a statutory notice should complaints be received relating to audible construction activity outwith these recommended hours, and should such complaints be deemed justifiable by Officers from this Service.

k) In relation to the revised proposal - the neighbours would be looking onto a brick wall, the proposed balcony will overlook the neighbouring property and the French doors and Juliet balcony do not fit with the character of the existing properties. In addition there will still be an issue with parking and overshadowing.

Response: The existing east elevation of the property is formed by a brick wall which is located 23.5m from the frontage of the neighbouring property. The side extension, which the neighbouring property will view will be located 1.9m closer to the adjacent property leaving a gap of 21.6m. It is considered that a 1.9m projection will not significantly impact on the existing visual amenity and that a distance of 21.6m between the properties is sufficient to prevent an unacceptable level of enclosure. The style of the French doors on the side extension will match the windows of the existing properties. The French doors and Juliet balcony are located within the side extension to the rear of the existing property. This elevation will not be visually prominent and it is not considered to have a significant detrimental impact on amenity. The shadow test carried out did not demonstrate that there would be a significant increase in overshadowing and the parking required for the proposed development is acceptable.

- 5.3 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the demolition of the existing garage and utility room in order to facilitate the erection of a two storey side

extension with integral double garage, a first floor balcony to the rear, a single storey rear extension and a rear attic dormer to detached dwellinghouse. The determining issues in consideration of this application are its compliance with local development plan policy, the acceptability of the extension in terms of scale and design and the potential impacts upon the residential and visual amenity of the surrounding area.

- 6.2 Within the adopted 2015 South Lanarkshire Local Development Plan, the application site lies within the settlement boundary of Cambuslang. Policies 4 - Development Management and Place Making and Policy 6 - General Urban Area/Settlements therefore apply. The proposal also requires to be assessed against the guidance contained within the associated supplementary guidance documents, namely that guidance contained within Supplementary Guidance 3: Development Management, Place Making and Design. These policies seek to protect the character and amenity of the area and require proposals to take account of and be integrated with the local context and built form.
- 6.3 Policy DM 2 provides specific guidance on house alterations and extensions including the requirement for the siting, form, scale, design and materials to respect the character of the existing dwelling and local area, that it does not significantly affect neighbouring properties in terms of overshadowing and/or overlooking, it does not dominate the existing house, neighbouring houses or that of the streetscene and that there is still adequate parking, garden ground and bin storage. Following a detailed assessment, it is considered that in terms of scale, design and potential overlooking/loss of daylight, the application site is capable of accommodating the proposed new extension without having an adverse impact on the amenity of the adjacent houses. A detailed daylight/overshadowing assessment of the proposed extension has been undertaken, suggesting that there will be some limited additional overshadowing of the neighbours property. However, the extent of the additional overshadowing is not considered to be to an extent or degree that justifies refusal of the application. An appropriate level of parking can also still be provided. In addition, I am also satisfied that, subject to the use of appropriate external materials which are in keeping with the streetscape character of the immediate area, the new extension can be constructed in an acceptable manner. In summary, I am satisfied that the proposal complies with Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan and Policy DM2 of the Development Management, Place Making and Design Supplementary Guidance.
- 6.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan. It is, therefore, considered that the proposal also accords with Policies 3, 5 and DM2 in the proposed plan.
- 6.5 Twelve letters of objection to the application have been received, raising concerns over the scale and design of the proposal, loss of light/overshadowing, parking, noise, loss of privacy, impact on amenity, and impact on the existing development character. All of the issues raised have been considered above, however, it is not considered that they are of sufficient weight or merit either individually or collectively to justify the refusal of consent.

- 6.6 In view of all of the above, and noting that the proposal accords with the policies and guidance of the adopted South Lanarkshire Local Development Plan, its associated supplementary guidance and the policies of the emerging Proposed South Lanarkshire Development Plan 2, it is recommended that planning permission is granted subject to the attached planning conditions.

7 Reason for decision

- 7.1 The proposed extension will not be detrimental to either residential or visual amenity and complies with Policies 4, 6 and DM2 of the South Lanarkshire Local Development Plan (adopted June 2015) and the associated Supplementary Guidance. The proposals are also considered to comply with Policies 3, 5 and DM2 of the proposed South Lanarkshire Local Development Plan 2. Further, there are no additional material considerations which would justify refusing planning permission.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 28 May 2019

Previous references

- ◆ CR/02/0280
- ◆ CR/04/0023

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Supplementary Guidance 3: Development Management, Placemaking and Design
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letters dated 14 March 2019, 22 March 2019, and 12 April 2019

▶ Representations	Dated:
Jane L Saunders, 11 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	04.04.2019 08.05.2019
Brenda Campbell And Liz Brabender, 10 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	12.04.2019 09.05.2019
John And Elaine Baxter, 15 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	04.04.2019 09.05.2019
Mrs Diane And Mr Bobby Main, 14 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	04.04.2019 09.05.2019

Mr Nicholas Crozer, 2 Grenville Drive, Cambuslang, G72 8DS	21.03.2019
Brian And Rhona Robertson, 1 Grenadier Park, Cambuslang, G72 8EP	05.04.2019
Lawrence McCloy, Received Via Email	30.04.2019
Brenda Campbell, Received Via Email	16.04.2019

Contact for further information

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

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

Conditions and reasons

01. That the facing materials to be used for the external walls, garage doors and roof of the extension hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority. (With the exception of the dormer and single storey rear extension roof).

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

02. That samples of the materials to be used for the rear dormer and rear single storey extension roof shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That the first floor landing window (shown in plan 01 19 16 D) on the east elevation of the extension hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity and privacy of nearby occupants.

04. The new front windows shall match the originals in all aspects of their design and in their main method of opening to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the existing building and surrounding area.

05. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

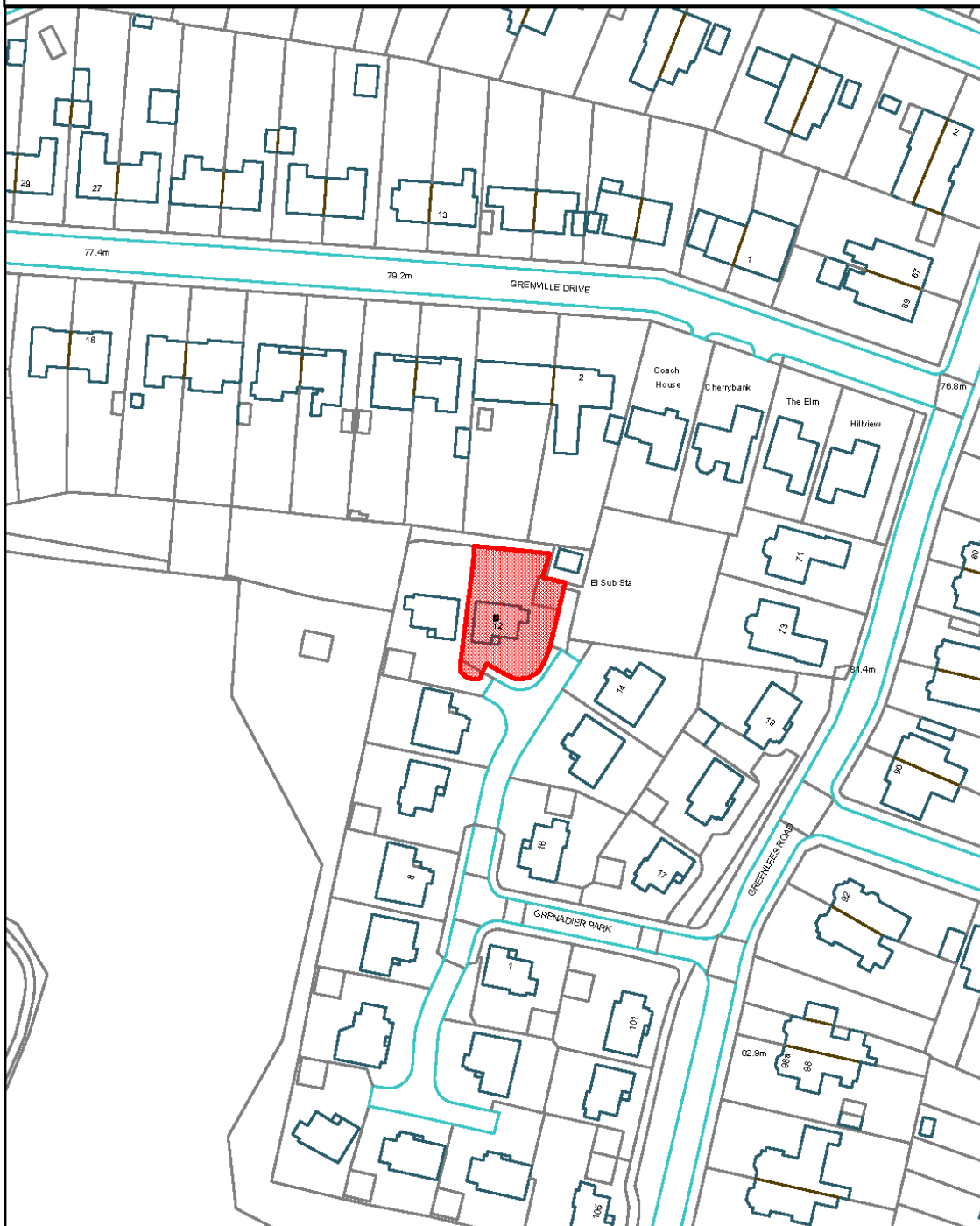
Reason: To safeguard the residential amenity of the area.

06. That before the rear balcony is brought into use, the privacy screen show in plan 01 19 16 D is constructed and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interest of the neighbouring amenity.

P/19/0406

12 Grenadier Park, Cambuslang, G72 8EP



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Scale:
1:1,250
Date:
22/05/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

Report

6

Report to:	Cambuslang and Rutherglen Area Committee
Date of Meeting:	11 June 2019
Report by:	Executive Director (Finance and Corporate Resources)

Subject:	Playscheme Grant Applications 2019/2020
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the allocation of the following playscheme grants in the Cambuslang and Rutherglen area for 2019/2020

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

(1) that playscheme grants be awarded as follows:-

- | | | |
|-----|-----------------|--|
| (a) | Applicant: | Cambuslang Universal Connections (<i>PS/CR/1/19</i>) |
| | Amount Awarded: | £600 |
| (b) | Applicant: | Fernhill Kids Playscheme, Rutherglen (<i>PS/CR/2/19</i>) |
| | Amount Awarded: | £600 |
| (c) | Applicant: | Bratpack Playscheme, Rutherglen (<i>PS/CR/3/19</i>) |
| | Amount Awarded: | £600 |

3. Background

3.1. The Council's community grants scheme includes provision for funding playschemes operating over the Summer, October and Easter school holiday periods. Applications have been invited from individual playschemes for 2019/2020.

3.2. The recommendations reflect the Council's decision to allocate grant funding on the following basis:-

- ◆ £600 to playschemes that operate over the Summer, October and Easter periods
- ◆ £400 for the summer period only
- ◆ £100 for each of the October and Easter periods

3.3. The Council also makes financial provision for individual playschemes to receive, as appropriate, travel passes from Strathclyde Partnership for Transport (SPT).

4. Employee Implications

4.1. None

5. Financial Implications

- 5.1. The overall total approved by the Executive Committee to support Playschemes and Community Grants in the Cambuslang and Rutherglen area in 2019/2020 was £25,750. The proposed grants amounting to £1,800 recommended for playscheme grants in this report for approval will be met from the Area Committee's playscheme and community grant budget. Leaving £23,950 to administer community grants for the remainder of 2019/2020.

6. Other Implications

- 6.1. The risk associated with grant support is that the resources provided are not utilised for the purposes for which they were intended. This is mitigated by information received from the application form, the sign off of a Conditions of Grant form and by the implementation of an audit process.
- 6.2. There are no significant issues in respect of sustainability in terms of the recommendation in this report.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 7.2. All the necessary consultation with each group has taken place. Appropriate consultation has also taken place with other Council Resources.

Paul Manning

Executive Director (Finance and Corporate Resources)

9 May 2019

Link(s) to Council Values/Ambitions/Objectives

- ♦ Improve the quality of life of everyone in South Lanarkshire.

Previous References

South Lanarkshire Council – 27 February 2019

List of Background Papers

- ♦ Individual playscheme grant application forms

Contact for Further Information

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

contact:- Nicola Docherty, Administration Assistant

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E-mail: nicola.docherty@southlanarkshire.gov.uk

Report

7

Report to: **Cambuslang and Rutherglen Area Committee**
 Date of Meeting: **11 June 2019**
 Report by: **Executive Director (Finance and Corporate Resources)**

Subject: **Community Grant Applications**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the allocation of community grants to 19 community groups in the Cambuslang and Rutherglen area from the 2019/2020 community grant budget
- ◆ advise of action taken in terms of Standing Order No 36(c), because of the timescales involved, by the Executive Director (Finance and Corporate Resources) in consultation with the Chair and an ex officio member, to allocate £3,500 to Cambuslang Summerfest Organising Committee to meet the cost of co-ordinating this year's event

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

(1) that community grants be awarded as follows:-

- | | | |
|-----|-------------------|---|
| (a) | Applicant: | Lightburn Elderly Association Project, Cambuslang
(CR/50/18) |
| | Amount Requested: | £1,000 |
| | Purpose of Grant: | Equipment |
| | Amount Awarded: | £750 |
| (b) | Applicant: | Overtoun Park Carpet Bowling Club, Rutherglen
(CR/1/19) |
| | Amount Requested: | £300 |
| | Purpose of Grant: | Outing and entrance fees |
| | Amount Awarded: | £250 |
| (c) | Applicant: | Young at Heart Senior Club, Cambuslang
(CR/2/19) |
| | Amount Requested: | £290 |
| | Purpose of Grant: | Outing and entrance fees |
| | Amount Awarded: | £250 |
| (d) | Applicant: | Eastfield Physically Disabled Club, Cambuslang
(CR/3/19) |
| | Amount Requested: | £560 |
| | Purpose of Grant: | Specialist transport and entrance fees |
| | Amount Awarded: | £500 |

- (e) Applicant: Fernhill Senior Citizens Men's Club, Rutherglen (CR/5/19)
Amount Requested: £200
Purpose of Grant: Outing
Amount Awarded: £200
- (f) Applicant: Cambuslang Churches Holiday Club (CR/6/19)
Amount Requested: £200
Purpose of Grant: Outing, entrance fees and materials
Amount Awarded: £200
- (g) Applicant: Go Ahead Club, Rutherglen (CR/8/19)
Amount Requested: £280
Purpose of Grant: Specialist transport
Amount Awarded: £280
- (h) Applicant: United Reformed Church, Rutherglen (CR/9/19)
Amount Requested: £350
Purpose of Grant: Specialist transport
Amount Awarded: £350
- (i) Applicant: Kirkhill Bowling Club, Cambuslang (CR/12/19)
Amount Requested: £300
Purpose of Grant: Equipment and materials
Amount Awarded: £300
- (j) Applicant: 2nd Rutherglen Brownies (CR/13/19)
Amount Requested: £250
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (k) Applicant: Grow 73, Rutherglen (CR/14/19)
Amount Requested: £250
Purpose of Grant: Administration and publicity costs
Amount Awarded: £250
- (l) Applicant: The Newton Arms Wednesday Evening Club, Cambuslang (CR/15/19)
Amount Requested: £250
Purpose of Grant: Outing
Amount Awarded: £200
- (m) Applicant: Cambuslang Parish Church Youth Fellowship (CR/16/19)
Amount Requested: £200
Purpose of Grant: Outing
Amount Awarded: £200
- (n) Applicant: Overton Tenants and Residents Association, Cambuslang (CR/17/19)
Amount Requested: £550
Purpose of Grant: Outing, equipment and materials
Amount Awarded: £500

- (o) Applicant: Cambuslang Parish Church Pipe Band (CR/18/19)
 Amount Requested: £1,000
 Purpose of Grant: Environmental project
 Amount Awarded: £350
- (p) Applicant: St Cadoc's Women's Guild, Cambuslang (CR/19/19)
 Amount Requested: £250
 Purpose of Grant: Outing and entrance fees
 Amount Awarded: £250
- (q) Applicant: 1st Bankhead Rainbow Guides, Rutherglen (CR/20/19)
 Amount Requested: £350
 Purpose of Grant: Outing, entrance fees and materials
 Amount Awarded: £350
- (r) Applicant: Rutherglen Bowling Club (CR/21/19)
 Amount Requested: £300
 Purpose of Grant: Equipment
 Amount Awarded: £300
- (s) Applicant: Cambuslang Parish Church Pastoral Care Team, Cambuslang (CR/22/19)
 Amount Requested: £200
 Purpose of Grant: Outing
 Amount Awarded: £200

(2) that the action taken in terms of Standing Order No 36(c), by the Executive Director (Finance and Corporate Resources), in consultation with the Chair and an ex-officio member to allocate £3,500 to Cambuslang Summerfest Organising Committee to meet the cost of co-ordinating this year's event be noted.

3. Background

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited continually throughout the year.
- 3.2. All applications require to be supported by a constitution, audited accounts or annual income and expenditure accounts, a bank statement and confirmation that the group/organisation will adhere to the conditions of the grant award.
- 3.3. Due to the level of upfront costs being incurred by the Cambuslang Summerfest Organising Committee, a request was made for the Council to release their annual community grant early. Due to the scale of this community event steps were taken to provide them with grant funding to meet these costs.

4. Employee Implications

- 4.1. None.

5. Financial Implications

- 5.1. The current position of the community grant allocation for the Cambuslang and Rutherglen Area Committee in 2019/2020 is as follows:-

Total allocation for Community Grants	£25,750
Community grants recommended in this report	£5,930
Grant awarded to the organising committee of the Cambuslang Summer Festival	£3,500
Remaining balance for the remainder of 2019/2020	£16,320

- 5.2. On the basis that the playscheme grants detailed in a separate report on the agenda amounting to £1,800 are approved, the remaining balance for allocation throughout the year is £14,520.

6. Other Implications

- 6.1. The risk to the Council is that grant funding is not utilised for the purpose for which it was intended. The risk is mitigated by internal controls including audit procedures and conditions of grant agreement.
- 6.2. There are no apparent implications in terms of sustainable development.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.
- 7.2. All the necessary consultation with the community groups has taken place.

Paul Manning

Executive Director (Finance and Corporate Resources)

28 May 2019

Link(s) to Council Values/Ambitions/Objectives

- ♦ Accountable, effective, efficient and transparent. Work with communities and partners to promote high quality, thriving and sustainable communities.

Previous References

None

List of Background Papers

- ♦ Individual applications forms

Contact for Further Information

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

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