

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 27 February 2007

Chair:

Councillor Graham Scott

Councillors Present:

David Baillie, Archie Buchanan, Sam Casserly, Pam Clearie, Gerry Convery, Alan Dick, Allan Falconer, Tommy Gilligan, Ian Gray, James Handibode, Stan Hogarth, Edward McAvoy, Billy McCaig, John McGuinness, Alex McInnes, Ian McInnes, Denis McKenna (Depute), Mary McNeill, Brian Reilly, Bob Rooney, Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillors Also Present

Russell Clearie, Anne Maggs, Gretel Ross

Councillors' Apologies:

Tony Carlin, Cathie Condie, Jim Daisley, Gerry Docherty, Jim Docherty, Carol Hughes, James Malloy, Michael McCann

Attending:

Corporate Resources

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

Enterprise Resources

I Urquhart, Executive Director, G Cameron, Area Manager, Planning and Building Standards Services (Cambuslang/Rutherglen); S Ferrie, Area Manager, Planning and Building Standards Services (Clydesdale); S Laird, Engineering Officer; M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); C McDowall, Head of Planning and Building Standards Services; S McMillan, Planning Team Leader; T Meikle, Area Manager, Planning and Building Standards Services (East Kilbride)

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 13 February 2007 were submitted for approval as a correct record.

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

3 South Lanarkshire Local Plan (Finalised) – Modifications and Local Plan Inquiry

A report dated 20 February 2007 by the Executive Director (Enterprise Resources) was submitted on:-

- ♦ the responses received during the deposit period of the South Lanarkshire Local Plan (Finalised)
- ♦ proposals for the publication and advertisement of pre-inquiry modifications to the South Lanarkshire Local Plan (Finalised)
- ♦ the Local Plan Inquiry and the selection of Reporters for the Inquiry

Following approval by the Planning Committee on 21 June 2006, the Finalised Local Plan had been placed on deposit at publicly available locations for a period of 6 weeks from 3 August to 14 September 2006. The Plan had also been published on the Council's website. During this period, representations in support of or objecting to the Plan could be submitted to the Council.

A total of 19,765 representations had been received. The majority of those representations related to proposals for Calderglen Country Park and Colonsay Field, East Kilbride. The remainder of the representations raised issues relating to a broad range of matters including:-

- ◆ support for the Plan's retention of land at Haughhead, Uddingston in the Greenbelt
- ◆ objections to proposals for retail development on the site of the former Strathaven Auction Market
- ◆ objections for proposals for retail development on the site of the Loch Park Stadium, Carluke
- ◆ objections to the mix/balance of uses being supported for the redevelopment of land at Rolls Royce, Nerston, East Kilbride and at the Hoover Works/Bridge Street, Cambuslang
- ◆ proposals for housing development at Hamilton Road, Bothwell
- ◆ proposals for housing development at Lockhart Drive, Lanark
- ◆ the definition/extent of the Community Growth Areas
- ◆ numerous objections regarding the Plan's exclusions of sites for new housing development
- ◆ objections to the approach to control housing in the countryside

Each representation had been recorded, summarised and considered. A recommendation on how the Council might respond to each representation had been made. A document had been compiled and circulated to members advising of each representation and the officers' recommendation as to whether a modification should be made to the Local Plan in light of comments received or whether no change should be made to the Plan. If approved, those responses, where they related to objections, would form the basis of the Council's approach to the Local Plan Inquiry to take place later this year.

Some representations did, however, merit a recommendation to modify the Local Plan and a schedule of recommended Plan modifications had been attached as an appendix to the report. If the proposed modifications were approved, those modifications would then be placed on deposit at publicly available locations for a period of 6 weeks. It was anticipated that the deposit period would commence in mid March 2007. During this time, representations in support of or objecting to the modifications could be made to the Council. Only representations which related to the modifications would be accepted through this deposit process.

The publication and deposit of the modifications would be advertised in the local press for 2 consecutive weeks. Copies of the modifications document would be made available through the Council's website, at all Council offices, Q&As and at Council libraries. Anyone who had made a representation to the Plan at the finalised stage would be informed of the publication of the modifications statement. Copies of the modifications statement would also be available for purchase.

Following the conclusion of the deposit period, a report would be prepared and submitted to the Committee advising of any representations received on the modifications. Objections which remained outstanding, including those originally made to the Finalised Local Plan would require to be considered at a Local Plan Inquiry. This would be held for the Council by Reporters from the Scottish Executive Inquiry Reporters' Unit. Two reporters would be required to resource the Local Plan Inquiry. The Reporters' Unit had provided the Council with 3 names from which to choose and the Committee was required to randomly select 2 Reporters for the Inquiry.

Councillor Scott, seconded by Councillor D McKenna, moved approval of the recommendations contained in the report. Councillor Wardhaugh, seconded by Councillor Buchanan, moved as an amendment that a further modification be made to the South Lanarkshire Local Plan (Finalised) removing Calderglen Country Park and Colonsay Field, East Kilbride from the Plan as a

development site for housing. On a vote being taken by a show of hands, 6 members voted for the amendment and 17 for the motion which was declared carried.

The Committee decided:

- (1) that the modifications to the Finalised Local Plan, as detailed in the appendix to the report, be approved;
- (2) that arrangements be made for the publication of those modifications for further public consultation and representation;
- (3) that the deposit of the modifications and their availability in Council Planning Offices, Q&A offices and libraries giving the timescales and guidance for making comments be advertised in the local press;
- (4) that the responses to all representations to the Local Plan, as detailed in the background papers circulated to members, be approved;
- (5) that a Local Plan Inquiry be held in relation to all objections to the Local Plan to hear evidence and to determine whether any further changes to the Local Plan were required; and
- (6) that Trevor Croft and David Russell be appointed as the Reporters for the Inquiry.

[Reference: Minutes of 21 June 2006 (Paragraph 2)]

4 Application EK/06/0591 - Demolition of Existing Restaurant and Hotel and Replacement with 10 Houses with Associated Parking and Access Road at Baxter's Country Inn, Highfield, Drumclog, Strathaven

A report dated 20 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0591 by S Fleming for the demolition of an existing restaurant and hotel and its replacement with 10 houses with associated parking and access road at Baxter's Country Inn, Highfield, Drumclog, Strathaven.

Because the development constituted Development Contrary to the Development Plan, the opportunity of a hearing had been offered to the objectors to the proposal and the applicant. The Committee heard:-

- ◆ M Russell and A Smith on behalf of the applicant
- ◆ P Jamieson and I Ramsay on behalf of objectors to the proposal

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

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the application site was classed as a brownfield site as it contained a former restaurant and hotel building which was now vacant and, owing to its design, did not lend itself to conversion
- ◆ the architects had produced a high quality design that satisfied Council policy with a contemporary interpretation of the traditional steading which would be sensitive to the context of the rural setting
- ◆ the proposal complied with the detailed development control/management policies contained within the Adopted and Finalised Draft Local Plans
- ◆ there were no infrastructure issues

The Committee decided:

that planning application EK/06/0591 by S Fleming for the demolition of an existing restaurant and hotel and its replacement with 10 houses with associated parking and access road at Baxter's Country Inn, Highfield, Drumclog, Strathaven be granted subject to the conditions specified in the Executive Director's report.

5 Application EK/06/0643 - Erection of 15 Houses and 22 Flats Together with Associated Roads at the Site of the Former St Bride's High School, Avondale Avenue, East Kilbride

A report dated 19 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0643 by Barratt West Scotland for the erection of 15 houses and 22 flats, together with associated roads, at the site of the former St Bride's High School, Avondale Avenue, East Kilbride.

The Committee decided:

that planning application EK/06/0643 by Barratt West Scotland for the erection of 15 houses and 22 flats, together with associated roads, at the site of the former St Bride's High School, Avondale Avenue, East Kilbride be granted subject to:-

- ♦ the conditions specified in the Executive Director's report
- ♦ prior conclusion of arrangements for the developer to make a financial contribution of £15,200 towards recreation facilities in the area

6 Application CL/05/0347 - Erection of 6 Houses at Logandale Court, Symington

A report dated 19 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0347 by Tinto Construction for the erection of 6 houses at Logandale Court, Symington.

The Committee decided:

- (1) that planning application CL/05/0347 by Tinto Construction for the erection of 6 houses at Logandale Court, Symington be granted subject to the conditions specified in the Executive Director's report; and
- (2) that the original Section 50 Agreement covering the site be discharged.

[Reference: Minutes of 15 August 2006 (Paragraph 6)]

7 Application EK/06/0648 - Erection of 61 Sheltered Flats with Managers' Accommodation, Together with Formation of Access and Car Park at Beechgrove and Rosemound, Roxburgh Park, East Kilbride

The Chair advised that this application had been withdrawn at the request of the applicant.

The Committee decided:

to note the position.

8 Application CL/05/0759 - Application for Determination of Conditions for Periodic Review of Mineral Site at Woodend Farm, Carnwath (Planning Consent P/LK/90/0547 for Winning and Working of Peat) at Woodend Farm, Carnwath

A report dated 13 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CL/05/0759 by the Scotts Company (UK) Limited on a revised set of planning conditions in relation to the mineral site at Woodend Farm, Carnwath.

The Committee decided: that planning application CL/05/0759 by the Scotts Company (UK) Limited for the application of a revised schedule of planning conditions at the mineral site at Woodend Farm, Carnwath be granted and that the conditions specified in the Executive Director's report apply to the site.

9 Application CR/06/0398 - Demolition of Day Care Centre and Erection of 12 Supported Living Cottages at Day Centre, West Coats Road, Cambuslang

A report dated 13 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CR/06/0398 by Arklet Housing Association for the demolition of a day care centre and the erection of 12 supported living cottages at the day care centre, West Coats Road, Cambuslang.

The Committee decided: that planning application CR/06/0398 by Arklet Housing Association for the demolition of a day care centre and the erection of 12 supported living cottages at the day care centre, West Coats Road, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

10 Application HM/06/0628 - Alterations to Existing Parking Area at Kirkland Park Estate Car Park, Adjacent to 15 Farm Court, Bothwell

A report dated 19 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application HM/06/0628 by Kirkland Park Residents' Association for alterations to the existing parking area at Kirkland Park Estate Car Park, adjacent to 15 Farm Court, Bothwell.

The Committee decided: that planning application HM/06/0628 by Kirkland Park Residents' Association for alterations to the existing parking area at Kirkland Park Estate Car Park, adjacent to 15 Farm Court, Bothwell be granted subject to the conditions specified in the Executive Director's report.

11 Application CR/06/0393 - Erection of 18 (2 Bedroom) Flats with Basement Parking at 180 Dukes Road, Rutherglen – Appeal to Scottish Ministers Against Non-Determination of Application

A report dated 12 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application CR/06/0393 by Bavaird Developments for the erection of 18 x 2 bedroom flats with basement parking at 180 Dukes Road, Rutherglen which was now the subject of a planning appeal to the Scottish Ministers against non-determination of the application.

The Committee heard Councillor G Ross, the local member.

Although the Council could not now take a decision on the application as the applicants had lodged an appeal with the Scottish Ministers against non-determination of the application, it was required to make observations on the proposals and submit them to the Scottish Ministers as part of the appeal process.

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

The Committee decided: that, had the Committee determined the matter, planning application CR/06/0393 by Bavaird Developments for the erection of 18 x 2 bedroom flats with basement parking at 180 Dukes Road, Rutherglen would have been refused on the grounds that it failed to comply with Policies RES9, DC1 and SLP6 of the Adopted Local Plan and Policies ENV30, DM1 and DM9 of the South Lanarkshire Local Plan (Finalised).

[Reference: Minutes of 10 October 2006 (Paragraph 6)]

12 Urgent Business

There were no items of urgent business.