

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>31 October 2006</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0691
Planning Proposal:	Alterations to Crossbasket House to Form Ten Dwellings; Part Demolition, Replacement, Alteration and Extension of former Coach House Building to Form Five Dwellings; Erection of Five Dwellinghouses and Associated Works within Crossbasket House.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Langvale Ltd
- Location : Crossbasket House  
Stonemyard Road  
High Blantyre

## 2 Recommendation(s)

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

- (1) Refuse Detailed Planning Permission (For the reasons stated)

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Keppie Planning Ltd.
- ◆ Council Area/Ward: 14 Long Calderwood
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (Adopted)**  
Policies ENV1 and SLP1 – Greenbelt,  
ENV6 – Protection of the Natural and Built Environment,  
ENV7 – Protection of Designated and Non-designated Sites of Nature Conservation Value,  
ENV10 – Listed Buildings,  
DC1 and SLP6 – Development Control General.

### **South Lanarkshire Local Plan ( Finalised Plan)(August 2006)**

Policies STRAT3 – The Greenbelt and Urban Settlements In The Green Belt Policy.  
CRE1- Housing in the Countryside  
ENV4 – Protection of the Natural and Built

Environment,  
ENV20 – European Protected Species,  
ENV23 – Listed Buildings,  
ENV26 – Local Nature Conservation Sites,  
ENV27 – Historic Gardens and Designed  
Landscapes,  
DM1 – Development Management.

- ◆ Representation(s):
  - ▶ 222 Objection Letters

- ◆ Consultation(s):

Roads & Transportation Services

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

Calderwood Community Council

Environmental Services

Scottish Natural Heritage

Scottish Power Systems

TRANSCO (Plant Location)

Scottish Wildlife Trust

Scottish Water

Land and Fleet Services (Arboriculture)

Historic Scotland  
British Telecom

West of Scotland Archaeology Service

# Planning Application Report

## 1 Application Site

- 1.1 The application site relates to Crossbasket House and its landscaped grounds which extend to 5.54 hectares of designated Greenbelt located on the north eastern edge of East Kilbride, bordering High Blantyre.
- 1.2 The site is bounded by woodland and farmland to the north and east and by Stoneymeadow Road to the south and west. The site is well screened by mature periphery woodland, and particularly to the north and south by predominantly large conifers.
- 1.3 Crossbasket House, sometimes referred to as Crossbasket Castle is a Category 'A' Listed building. It is the predominant feature within the application site with a former coach house and outbuildings lying northeast of the main house. The house is accessed via a sweeping tree-lined driveway from Stoneymeadow Road. A traditional cottage, known as Main Lodge, is located at the driveway entrance and a further single storey dwelling known as Foveran is located to the east of the main house, and is accessed via the main driveway. The main house overlooks ornamental mature planting and sloping lawns to the south.
- 1.4 Immediately to the west of the house flows the Rotten Calder within a deep wooded gorge and General's Bridge which is located to the south west of the main house. A dam, waterfalls, footbridges and pathways exist within the gorge linking to the main house. This informal garden and walkway is generally overgrown and in disrepair.

## 2 Proposal(s)

- 2.1 The applicant proposes to refurbish and convert the main Listed Building to form ten dwellings, part demolish, replace and extend the stables area to provide five dwellings and construct five new detached dwellinghouses within the grounds of Crossbasket House. More specifically the proposals are as follows.

- a) The original tower, or 'keep' of Crossbasket House, dating from around the sixteenth century to be converted to a self-contained dwelling.
- b) The main Victorian element of Crossbasket House, with the exception of the east wing to be converted to eight flats. The principal alterations within this area are the extension of the main stair to basement level and the removal of a rear service stair in its entirety.
- c) The east wing of the main house to be converted to one self-contained dwelling.

Virtually no alteration to the exterior of the building is proposed except for repairs to the fabric.

- d) The former coach house and outbuildings to be re-developed to form five dwellings. This would partially utilise the existing building footprint which would also be extended. It is proposed to hard landscape the coach house yard area to the south to form a communal car parking area. The houses would have external finishes of stone, render and slate to reflect the existing finishes of Crossbasket House.
- e) The construction of five detached dwellinghouses within the grounds.

- Three of these dwellings are proposed along the southern periphery of the application site to be screened from the main house by existing trees and shrubs and additional planting of trees. These dwellings are to be accessed by a new separate vehicular access from Stonymeadow Road which would also link to the main sweeping driveway via an internal road cutting through the landscaped grounds.
- Two additional dwellings to be constructed to the north of the Category 'B' Listed General's Bridge accessed via a shared vehicular access onto Stonymeadow Road directly south of the existing Glen Rose Cottage.

All five dwellings are to be of a one and a half storey design containing four bedrooms (some with ensuite facilities), livingroom, lounge, dining room, kitchen and bathroom accommodation. Double garages are also proposed. External finishes to be used, to harmonise with the whole development, include render, slate roofs and timber (sash and case) windows.

### **3 Background**

#### **3.1 Local Plan Status**

The proposal can be assessed against the policies contained within both the adopted East Kilbride and District Local Plan and the South Lanarkshire Local Plan (Finalised Plan). The site is identified as Greenbelt in both Local Plans and forms part of a Site of Importance for Nature Conservation (SINC) as identified in the adopted Local Plan. The relevant policies in this instance are: ENV1 and SLP1 which have regard to the Greenbelt, ENV6 and ENV7 which have regard to the character and amenity of the built and natural environment and seek to safeguard designated listed or other sites of conservation or ecological interest or value, ENV10 which has regard to amenity and character of Listed Buildings and DC1 and SLP6 which have regard to design. The South Lanarkshire Local Plan (Finalised Plan) also identifies the site as being within the Green Belt and Policies STRAT 3 and CRE1 are relevant when considering proposals in such areas. Policies ENV23 and ENV27 relate to Listed Buildings and, in this case the attached historic garden and designed landscape. Given the existence of wildlife within the site and previous recordings of European Protected Species, the proposal must also be assessed against Policy ENV20 - European Protected Species and Policy ENV26 – Local Nature Conservation Sites. A full discussion of the proposal against these policies is contained in Section 6 of this report.

#### **3.2 Planning History**

A related application seeking Listed Building Consent for the above works has been received (Reference EK/05/0692) and considered by the Planning Service. A report will be presented to Committee later on the agenda.

### **4 Consultation(s)**

- 4.1 **SLC Roads & Transportation Services (East Kilbride):** had initially recommended refusal of the application as they had concerns about the proposal given the geometry of the existing road junction. This would require to be re-designed to suit the provision of a suitable access road within the site.

**Response:** Extensive discussions have taken place between the developer and Roads and Transportation Services to attempt resolve the roads issues including sightlines, car parking etc. Revised plans have been lodged which indicate the use of the existing access together with the formation of a new access to serve three of the detached dwellings. Although this has gone some way to addressing Roads and Transportation Service's concerns, the alterations and the new access gives Historic

Scotland concern in terms of the effect the new road will have on the setting of the Listed Building.

- 4.2 **SLC Environmental Services** - have offered no objections to the application but have recommended that conditions and/or advisory notes are added concerning noise levels, hours of operation, pest control measures to be operated during demolition/construction on the site.

**Response:** Noted. These matters would be brought to the applicant's attention via the attachment of advisory notes on any planning approval.

- 4.3 **SLC Land and Fleet Services (Arboriculture Manager)** – has commented that the proposed development will involve the removal of sections of woodland from the site and this is likely to have a detrimental affect on the remaining trees. Individual trees outwith the site are also likely to be affected by the development process. Given that the woodland consists of mixed conifer and broadleaf species which, collectively are in good condition, the woodland is worthy of protection and its loss would be regrettable.

**Response:** Noted. Careful consideration of the protection of trees would require to take place prior to any works being undertaken on site to ensure that minimal disturbance takes place to the established woodland. Any approval would require to be suitably conditioned.

- 4.4 **SEPA (West Region)** – advised that they are not in a position to offer full comment because of the limited information supplied particularly in relation to foul drainage proposals. As draining this site of foul drainage may prove very difficult, they request that full details are submitted for full comment. Furthermore the area on the north bank of the river proposed for two houses and the area to the north of Crossbasket House at the stables fall within the envelope of the Centre of Ecology and Hydrology's indicative 100-year flood map and could be at risk of flooding from this source. Any Planning Permission should have a condition to ensure SUDS principles are adopted.

**Response:** Noted. The developer has been made aware of SEPA's comments. No further drainage information has been supplied to date to enable constructive comment.

- 4.5 **Scottish Water** – formally objects to the proposal, however this objection would be withdrawn if the Council attaches specific conditions relating to drainage and /or water scheme to serve the development.

**Response:** Noted. Any approval would have suitable conditions attached.

- 4.6 **Calderwood Community Council** - No response to date.

- 4.7 **Historic Scotland (HS)** – Commented as follows.

- a) Proposals for the new residential units in the grounds at Crossbasket house will affect the setting of the A-listed building and there is a formal requirement for the Council to consult Historic Scotland under the terms of the General Development Procedure Order (GDPO).

**Response:** The proposal was advertised as Development affecting the Setting of a Listed Building. Historic Scotland have been involved in extensive discussion with the Council and the developer regarding the various elements of the proposal.

- b) In terms of enabling development HS have concerns about the scale and location of the new-build which is in the Greenbelt. Enabling development

should be the minimum necessary to unlock the development potential of the listed building and enable its restoration. It should be located and designed to have minimum impact upon the architectural and historic interest, character and setting of the A-listed building.

**Response:** I would agree that the scale and location of development within the curtilage of the listed building which is designated Greenbelt is concerning and would appear to be beyond the acceptable parameters of enabling development.

- c) In particular the three new units on the elevated garden ground to the south of the house will be highly visible from the house and will therefore have a serious negative impact on the character and setting of the house.

**Response:** Despite detailed supporting information by the developer's landscape architect attempting to justify that the new-build can be effectively screened from the house, I would agree with HS that the new units would have a detrimental impact on the character and setting of the listed building.

- d) HS express doubts whether any development would be appropriate in the immediate vicinity of the listed building as its curtilage would seem to be appropriate to its scale and importance as a building of architectural and historic interest.

**Response:** I would agree that the new build is inappropriate in the immediate vicinity of the listed building and its curtilage.

- e) HS recommend that the stable block proposals are revised to reduce the scale and loss of historic fabric. The former stable block and its garden wall are listed at Category A as they are physically attached to the house and contain historic fabric. Any development should be located to the northeast of the wall.

**Response:** Further discussions with the developer has resulted in the submission of revised plans in respect of the stable block area. This addresses the breaching of the wall albeit that a lot of the historic fabric is likely to be lost as a result of the units' re-arrangement.

- f) HS generally accept the proposed conversion of Crossbasket House to ten flatted units subject to slight amendments to avoid unnecessary removal or damage of original fabric and fittings.

**Response:** The applicants are aware of Historic Scotland's comments in this respect however no further amended drawings have been submitted to reflect and address these issues.

- g) In respect of Building Control requirements, HS intimate that no details have been submitted in respect of venting, plumbing etc within the kitchen and bathroom areas. Such detail must be shown to ensure that they don't have an adverse effect on the character of the building.

**Response:** As Crossbasket House is an A listed building, both Historic Scotland and the Council would wish to see these details prior to issuing any consents. No details have been submitted to date.

4.8 **Scottish Natural Heritage (SNH)** – Confirms that there are no statutory designated sites for nature conservation within the proposed development area, however have noted that it is designated Greenbelt. Furthermore they state that

- ? the existing grounds of Crossbasket are listed in the Interim list of Non-Inventory Gardens and Designed Landscapes in Strathclyde Region, 1994.

- ? The application site is dominated by woodlands and is within the former tree and parkland which dominated Crossbasket House.
- ? Adjacent to the northern boundary of the application site lies Calder Woodland which is a Site of Importance For Nature Conservation (SINC).
- ? SNH have past records of European Protected Species (EPS) ie. bats and otters.
- ? The woodland is a potential habitat for badgers which are protected under the Protection of Badger Act (1992).

It is SNH's opinion that the proposal has the potential to have an adverse effect on the above natural heritage interests. They state that there is currently insufficient information in respect of the potential presence of EPS for SNH to fully assess the potential impact of the proposal and therefore reserves its position until further information is provided by way of submission of otters, bats and badgers surveys together with a full landscape and visual assessment and a woodland/tree survey prior to determining the application.

**Response:** It is evident from the above that further information if required in order to safeguard potential negative impact on such EPS and the trees and woodland. The developer has been made aware of SNH's comments. No surveys have been submitted to date.

4.9 **Scottish Wildlife Trust (SWT)** – No response to date

4.10 **West of Scotland Archaeology Service (WOSAS)** – there are archaeological issues with the site, in particular with the 16<sup>th</sup> century towerhouse and potentially within the landscaped gardens. Further information in this respect should be supplied by the applicant prior to the Council considering the development.

**Response:** Noted. The applicant is aware of WOSAS comments.

4.11 **Power Systems** – raised no objections.

**Response:** Noted

4.12 **TRANSCO (Plant Location)** – raised no objections.

**Response:** Noted.

4.13 **British Telecom** – raised no objections

**Response:** Noted

## 5 **Representation(s)**

5.1 Following neighbour notification and the advertising of the proposal in the East Kilbride News newspaper and the Edinburgh Gazette, 222 letters of representation were received. Although individually submitted the majority of these letters (over 200) are of the same format. The points raised are summarised as follows:

a) **The area is Greenbelt and building there would be contrary to the development plan.**

**Response:** The site is located within the Greenbelt and the new build elements of the proposal are contrary to both adopted and emerging Greenbelt policy. The proposal was advertised as potentially contrary to the development plan.

b) **Why is there no mention of the nursery?**

**Response:** The Planning Service is currently considering a separate proposal to erect a children's nursery within the grounds of Crossbasket House. This will replace the existing nursery located with Crossbasket House itself.

- c) **What is meant by alteration and extension to former coach house buildings? There does not appear to be space for 5 dwellings.**

**Response:** The proposal for the coach house buildings involve partial demolition, replacement, alteration and extension to provide five mews style properties.

- d) **Strong objection to any development which would result in increase of traffic within the estate and would have an unacceptable burden on the existing infrastructure (water, sewage, electricity).**

**Response:** Consultation responses from Roads and Transportation Services and other statutory undertakers have not raised any issues relating to the capacity of infrastructure at Crossbasket House.

- e) **Whilst having no objections to the proposed development of the existing buildings, strong objection to the 5 new dwellings proposed which would spoil appearance of the area and would be detrimental to the natural environment.**

**Response:** Noted. The Council and Historic Scotland consider that the erection of five new build dwellings would be contrary to the local plan and would detrimentally affect the setting of the A listed building.

- f) **If dwellings are built in the grounds at Crossbasket and adjacent to the Generals' Bridge the extensive variety of wildlife including roe deer, badger, stoat, wild bird species, water fowl, aquatic life etc which are present in that area would be disturbed and/or displaced.**

**Response:** Noted. Scottish Natural Heritage have raised concerns regarding the effect of the proposal on European Protected Species. This would require to be addressed prior to any planning consent being issued.

- g) **The proposed new-build would set an unfortunate precedent.**

**Response:** Noted. As stated above, this element of the proposal would be contrary to the local plan and affect the setting of the listed building.

- h) **The proposal would involve the loss of an area of Greenbelt that makes a contribution to the landscape setting of Blantyre and Calderwood and the strategic green network wedge separating East Kilbride from Blantyre. This would contravene Local Plan Policy and Structure Plan policies relating to Strategic Green Network.**

**Response:** The application site is located within the Greenbelt and there is no proposal to remove this designation. The proposed conversion of Crossbasket House and the coach house area is acceptable however the new build dwellings are contrary to adopted and emerging local plan policies.

- i) **Previous similar applications in the Stoney Meadow area have been refused on the grounds that houses not connected with farming or forestry would be a breach of Greenbelt policy.**

**Response:** The adopted and emerging Greenbelt policies state that new dwellings will only be acceptable where they are required to accommodate agricultural or forestry workers. This is not the case in this instance.

- j) **Further development would place a strain on the existing public utilities and septic tanks.**

**Response:** Any planning consent issued would be conditional on the developers providing suitable infrastructure. No issues have been raised through consultation responses regarding infrastructure capacity.



- k) **The proposed access is inadequate in terms of width and potential problems for emergency vehicles access.**  
**Response:** The developers have had a number of discussions with Roads and Transportation Services on the provision of a suitable access. Whilst a scheme can accommodate Roads and Transportation Services requirements, it raises concerns with Historic Scotland with regard to its impact on the listed building.
- l) **The affect of pollution on the Gatehouse due to increased traffic and queuing at the junction.**  
**Response:** The proposal would generate some additional traffic however I do not consider that the increased traffic volume is significant enough to detrimentally affect existing properties.
- m) **The destruction of ancient estate trees some of which are protected by a TPO.**  
**Response:** The Council's Arboriculture Manager together with Historic Scotland have also raised concerns regarding the removal of trees.
- n) **The estate is enjoyed by visitors. The right to roam will be compromised if new build permission is granted.**  
**Response:** The estate is currently in private ownership. Granting planning permission would not alter the current access rights.
- o) **Inappropriate buildings will compromise the unique setting of the 'A' listed building.**  
**Response:** As Crossbasket House is an A listed building, the Council and Historic Scotland wish to ensure that any alterations, materials and buildings within the site are appropriate and compliment the listed building.
- p) **The new-build would be out of character with the area and would affect landscape character.**  
**Response:** As stated above, the proposed new build dwellings are contrary to the provisions of the adopted and emerging greenbelt policy. Historic Scotland are also concerned that these will adversely impact on the setting of the listed building and the Council's Arboricultural Manager is concerned over the loss of trees within the site.
- q) **Neighbour Notification neglected to mention the creation of driveways cutting across the landscaped area in front of the house thus not protecting the views of the listed building and affecting its setting.**  
**Response:** The Neighbour Notification plan is only required to show the location of the application site. The detail of the proposal is shown on the plans submitted to the Planning Service and available for inspection within the Planning Service's offices at the Civic Centre .
- r) **The estate and the house is our heritage with the tower part dating back to the 12<sup>th</sup> Century. It must be protected.**  
**Response:** The alterations to Crossbasket House are minimal on the exterior with the exception of repairs. As an A listed building, any works must be agreed and appropriate in order to protect the building.
- s) **There is no requirement for internal dwellings as there is already 5 rented flats in the house and also a 40 place nursery.**

**Response:** The need or requirement place for the dwellings not relevant in this instance. The proposal to subdivide the building is acceptable in policy terms.

- t) **South Lanarkshire Council should lead the way and show support for the Wildlife Act and leave this area to the wildlife and for us all to enjoy.**

**Response:** There are no statutory designations with the site although there are previous recordings of protected species. Further information on the wildlife resource would be required prior to planning permission being granted.

- u) **Change of Use would be required from a children's nursery to living accommodation in Crossbasket House.**

**Response:** The current application considers the removal of the existing nursery from within Crossbasket House to allow conversions to residential. There is no need for a separate application in this respect.

- v) **The development is in Blantyre and therefore should have been dealt with by the Hamilton Area Planning Office.**

**Response:** The application site is located within the area covered by the East Kilbride Area Office.

- w) **There is an attempt to maximise profits as well as cover the cost of the listed building conversion.**

**Response:** This is not a relevant planning matter.

- x) **Concerns expressed regarding traffic safety implications for the proposed access to the two dwellings across the Rotten Calder.**

**Response:** Roads and Transportation Services are satisfied that an appropriate solution can be achieved in terms of traffic safety.

- y) **The stable conversion to 5 units is overdevelopment given the limited size of the existing footprint.**

**Response:** The coach house area will be partially demolished, replaced, altered and extended to provide five relatively modest properties. I am satisfied that this element of the proposal compliments the listed building and is acceptable.

## **6 Assessment and Conclusions**

- 6.1 The applicant has applied for detailed planning consent for the formation of ten flatted dwellings through conversion of the 'A' Listed Crossbasket House, the redevelopment of the former stable block/coach house to form five dwellings in a courtyard arrangement and the erection of five detached villas in the estate grounds of Crossbasket Estate. Through the recent submission of revised plans the most easterly detached dwelling has been omitted thus consideration currently relates to four new-build properties. The current sweeping access from Stoney Meadow Road would be upgraded to serve the main house and courtyard development with the formation of a new access serving two of the new build dwellings and linking to the existing driveway across the landscaped grounds. The other two proposed detached dwellings located to the west would have a shared access onto Stoney Meadow Road just north of the General's Bridge which is a Category 'B' listed structure. The whole application site lies within designated Greenbelt. The proposed layout indicates the proposed re-location of the children's nursery from the main house to a purpose built building at the entrance to Crossbasket Estate. The nursery does not form part of this application but is being considered separately through another detailed planning application.

- 6.2 The proposal requires to be assessed against the following policies contained in the adopted East Kilbride and District Local Plan. Policies ENV1 and SLP1 – Greenbelt state that the Council will strongly resist the encroachment or introduction of urban uses without appropriate justification. In this instance the applicant is attempting to demonstrate that the proposed new development is justified as it is enabling development to ensure the upgrade and preservation of the listed building. The Council have strong concerns regarding the lack of justification given the Greenbelt status of the land and consider that the new build element of the proposal cannot be justified in terms of the Greenbelt policy. Policies ENV6 – Protection of the Natural and Built Environment and ENV7 – Protection of Designated and non-designated sites of Nature Conservation Value state that the Council oppose development which would have an adverse impact on the character and amenity of the natural and built environment and in doing so the Council shall seek to safeguard designated, listed or other sites of nature conservation or ecological interest and to protect and develop habitat networks. It is evident that the Crossbasket House estate is an area containing much wildlife within its established setting. With the site forming part of a Site of Importance for Nature Conservation (SINC), the Council are concerned the new-build element could have a detrimental impact on the nature conservation value of the area given the likely removal of trees and vegetation. Policy ENV10 – Listed Buildings seeks to ensure the continued conservation and enhancement of listed buildings and presumes against development that will be likely to have an adverse impact on the amenity and character of the building. While the conversion of Crossbasket House to flats is welcome and the principle of the development of the former stable block to residential units is acceptable, I am concerned about the development of the large detached dwellings within the grounds. In my opinion, this will detrimentally affect the character and setting of the house. Policies DC1 and SLP6 – Development Control General state that all development should be compatible in terms of scale, massing and external materials to adjacent buildings and the surrounding area. Despite the applicant endeavouring to create detached dwellings which will not impact on the listed building the overriding issue in this instance is the concern that the development does affect the setting of Crossbasket House. The proposed courtyard development is likely to be acceptable provided that there is careful use of high quality external finishes on a previously developed site.
- 6.3 The proposal also requires to be assessed against the South Lanarkshire Local Plan (Finalised Plan). The relevant policies within this document are STRAT3 – The Green Belt and Urban settlements in the Green Belt Policy and CRE1 – Housing in the Countryside. ENV4 – Protection of the Natural and Built Environment, ENV20 – European Protected Species, ENV23 – Listed Buildings, ENV26 – Local Nature Conservation Sites, ENV27 – Historic Gardens and Designed Landscapes, DM1 – Development Management.
- 6.4 Policy STRAT3 identifies the site as being within the Green Belt and states that the Council will strongly resist the encroachment or introduction of urban uses without appropriate justification. Policy CRE1 relates to new housing in the countryside and states that this will not normally be permitted.
- 6.5 Policy ENV4 – Protection of the Natural and Built Environment states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. In doing so, the Council will seek to safeguard designated and non-designated sites including Category ‘A’ listed buildings and their settings. Development within the grounds of Crossbasket House would be contrary to this policy. Policy ENV26 seeks to protect local nature

conservation sites and Policy ENV20 relates to European Protected Species and states that development affecting the habitats of European Protected Species (EPS) should only be permitted where the overall integrity of the conservation interest is unaffected; or impacts can be mitigated and positive management of the remainder of the habitat can assure its long term conservation value. SNH, through their response have expressed concern about the lack of survey information given the previously recorded presence of bats, badgers and otters. These species are protected by European legislation and Wildlife Acts. SNH have advised that further work is required to establish the presence or otherwise of protected species and, if appropriate, any mitigation required. No further information has been received from the applicant in this respect. Policy ENV23 - Listed Buildings states that the proposal should preserve the building and its setting and the scale of the development should be appropriate to the character and appearance of the listed building and its setting. As detailed above, concern is expressed regarding the new build element of the proposal and its effect on the setting of the listed building. Policy ENV27 seeks to protect Historic and designed landscapes. Councils must consult Historic Scotland and SNH on any proposal affecting these resources. Both consultees raise concerns regarding the new build development within the grounds given the potential to impact on EPS and affect the character and setting of Crossbasket House which is a designed landscape specifically relating to an 'A' listed building. Policy DM1- Development Management Policy states that the proposal should take account of the local context and built form and should be compatible with adjacent buildings in terms of scale, massing, design, external finishes and impact on amenity.

- 6.5 Over two hundred letters of objection have been received albeit that the majority of them although individually signed are of a pro-forma layout and therefore raise the same issues of concern. These points have been considered and responded to in section 5 of this report.
- 6.6 Also of importance are the concerns raised by Historic Scotland who are fundamentally opposed to the new build element of the proposal given their detrimental impact on Crossbasket House and its setting. SNH are also concerned and require the submission of surveys on EPS prior to any grant of planning permission. This information has not been submitted by the applicant. SEPA also require to further consider the foul drainage scheme for the sites and require the submission of additional information.
- 6.7 In conclusion, I consider that the current proposal is unacceptable as the new build element of the proposal constitutes residential development within the Greenbelt without appropriate justification and will have a detrimental effect on the character and setting of the A listed building. In addition, here is currently insufficient information regarding junction detailing and sightlines to establish whether Roads requirements, can be achieved without affecting the setting of the listed building. As European Protected Species have previously been recorded with the site, further survey work requires to be carried out and considered by SNH and the Council. SEPA have also requested further information regarding foul drainage and flooding. This has not been provided by the applicant.

Given the above, I would therefore recommend that planning permission be refused.

## **7 Reasons for Decision**

71. The proposal is contrary to Policies ENV1, SLP1, ENV6, ENV7 and ENV10 of the adopted East Kilbride and District Local Plan and Policies STRAT3, CRE1, ENV4,

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**17 October 2006**

**Previous References**

- ◆ None

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Power Systems 09/12/05
  - TRANSCO (Plant Location) 08/12/05
  - Scottish Water 12/12/05
  - Environmental Services 20/12/05
  - Roads and Transportation Services (East Kilbride) 28/12/05
  - S.E.P.A. (West Region) 11/01/06
  - Roads & Transportation Services H.Q. (Flooding) 06/01/06
  - BT 12/12/05
  - Scottish Natural Heritage 28/12/05
  - West of Scotland Archaeology Service 30/01/06
- ▶ Representations
  - Representation from : Janice Rundell, 16 Carrick Gardens, Earnock, DATED 21/12/05
  - Representation from : James Maguire, 7 Lomond Drive, Bishopbriggs, G64 3OA, DATED 21/12/05
  - Representation from : The Occupier, 46 Chestnut Grove, Motherwell, ML1 3JF, DATED 21/12/05
  - Representation from : Mr Robert Smith, 32 Libo Avenue, Uplawmoor, G78 4AL, DATED 21/12/05
  - Representation from : G Nerston, 157 Orr Street, Glasgow, G40 2BJ, DATED 21/12/05

Representation from : Daniel McDogall, 114 Darlmarnock Road, Bridgeton, Glasgow, G40 4DD, DATED 21/12/05

Representation from : Lesley Ann Marshall, 247 Main Street, High Blantyre, DATED

Representation from : H Cameron, 7 Melville Park, Calderwood, East Kilbride, DATED 28/12/05

Representation from : J Kean, 75 Ayton Park South, East Kilbride, DATED 28/12/05

Representation from : S Blackly, 21 Gordon Drive, East Kilbride, G74 3AG, DATED

Representation from : Irene Barclay, Main Lodge, Crossbasket, Stoneymeadow Road, High Blantyre, G72 9UE, DATED 20/12/05

Representation from : Campbell Barclay, Main Lodge, Crossbasket, Stoneymeadow Road, High Blantyre, G72 9UE, DATED 20/12/05

Representation from : William Barclay, Main Lodge, Crossbasket, Stoneymeadow Road, High Blantyre, G72 9UE, DATED 20/12/05

Representation from : The Occupier, 19 Kinross Park, G74 3JB, DATED 20/12/05

Representation from : Mr Kevin Ellis, Meadowlea Cottage, Stoneymeadow Road, High Blantyre, G72 9UE, DATED 20/12/05

Representation from : The Occupier, 4 Macleod Place, East Kilbride, G74 3DD, DATED 20/12/05

Representation from : Sandra Donegan, 5 Larch Drive, Greenhills, East Kilbride, DATED 20/12/05

Representation from : Alex McMillan, 50 Bavelaw Street, Glasgow, G33 5JA, DATED 20/12/05

Representation from : Derek Thomson, 32 Glenshee Street, Parkhead, G31 4RU, DATED 20/12/05

Representation from : Michael Kerr, 42 Quarry Knowe Street, Parkhead, G31 5AB, DATED 20/12/05

Representation from : The Occupier, 32 Iona Path, Blantyre, G72 9RW, DATED 20/12/05

Representation from : Andrew May, 8 Speys Street, Riddrie, G33 2RZ, DATED 20/12/05

Representation from : Elizabeth Maguire, 7 Lomond Drive, Bishopbriggs, G64 3DA, DATED 20/12/05

Representation from : Jean McIntosh, East Lodge, Stoneymeadow Road, High

Blantyre, G72 9UE, DATED 20/12/05

- Representation from : Elizabeth Roxburgh, 17 Leith Avenue, Stonehouse, M19 3LY, DATED 20/12/05
- Representation from : Mrs J Anderson, 50 Maxwellton Avenue, Calderwood, G74 3AF, DATED 20/12/05
- Representation from : The Occupier, 29 Drummond Hill, Calderwood, G74 3AA, DATED 20/12/05
- Representation from : Suzanne Campbell, 61 Ash Avenue, Greenhills, G75 9EP, DATED 20/12/05
- Representation from : The Occupier, 31 Strathord Street, G32 7TD, DATED 20/12/05
- Representation from : W G Alleyn, 33 Glen Croft Avenue, Uddingston, G71 6ET, DATED 20/12/05
- Representation from : Mr T Gibb, 70 Allander Road, Milngavie, G62 8PN, DATED 20/12/05
- Representation from : The Occupier, 4 Duntorvie Grove, Glasgow, G34 9LZ, DATED 20/12/05
- Representation from : J McHardy, 55 Gardenside Grove, Carmyle, Glasgow, G32, DATED 20/12/05
- Representation from : David Leslie, 150 Langlea Avenue, Cambuslang, Glasgow, G72 8SU, DATED 20/12/05
- Representation from : Mr M McLean, 17 Eider Avenue, Greenhills, East Kilbride, G75 8UA, DATED 20/12/05
- Representation from : The Occupier, 151 Watson Street, ML1 1YS, DATED 20/12/05
- Representation from : J.P Mullen, 2/1 10 Graham Square, Glasgow, G31, 1AN, DATED 20/12/05
- Representation from : J Blannan, 6 Alacia Way, Glasgow, G72, DATED 20/12/05
- Representation from : S Fyfe, 12 Glamis Drive, East Mains, East Kilbride, G74 4EF, DATED 20/12/05
- Representation from : M Campbell, 4B Balcurvie Road, Glasgow, GB4 9QN, DATED 20/12/05
- Representation from : The Occupier, 211 Haymarket Street, Carntyne, G32 6QZ, DATED 20/12/05
- Representation from : J.B Lamana, 151 Watson Street, ML 1 1YS, DATED 20/12/05

Representation from : The Occupier, 12 Glamis Drive, East Mains, East Kilbride, G74 4EF, DATED 20/12/05

Representation from : The Occupier, 2 Inchmurrin Place, G73 5RS, DATED 20/12/05

Representation from : The Occupier, 16 Ministers Park, Kittoch Muir, East Kilbride, G74 5BX, DATED 20/12/05

Representation from : The Occupier, 7 Bute Tower, Clifton Terrace, Cambuslang, G72 8YR, DATED 20/12/05

Representation from : Ann Hendry, 65 Overlea Avenue, Rutherglen, G73 3LR, DATED 20/12/05

Representation from : The Occupier, 64 Macarthur Wynd, Cambuslang, G72 7GB, DATED 20/12/05

Representation from : Valerie Spence, 52 Neville, East Kilbride, G74 3QU, DATED 20/12/05

Representation from : The Occupier, 15 Jura Drive, Blantyre, G72 9LJ, DATED 20/12/05

Representation from : Linda Carron, 98 Laurel Drive, Whitehills, East Kilbride, G75 9JQ, DATED 20/12/05

Representation from : The Occupier, 98 Laurel Drive, Whitehills, East Kilbride, G75 9JQ, DATED 20/12/05

Representation from : A Stirling, 130 Weirwood Avenue, G69 6LQ, DATED 20/12/05

Representation from : Ann Jenkins, 201 Sandpiper Drive, East Kilbride, G75 8UW, DATED 20/12/05

Representation from : Martin McGread, 3 Grant Lea Terrace, Mount Vernon, Glasgow, G32, DATED 20/12/05

Representation from : Hugh Rooney, 85 Morningside Street, Glasgow, G33 2NA, DATED 20/12/05

Representation from : Paul Boyle, 20 Spey Grove, East Kilbride, DATED 20/12/05

Representation from : John B Laing, 83 Clunie Road, Glasgow, G52 1HT, DATED 20/12/05

Representation from : J Ross, 330 Roystonhill, Glasgow, G21 2EN, DATED 20/12/05

Representation from : Michael Gemmell, 73 Rockfield Road, Barmulloch, G21 3DH, DATED 20/12/05

Representation from : C Dunnett, Flat 0/1, 239 Cumbernauld Road, G31 2UF, DATED 20/12/05



Representation from : Ronald McIntosh, East Lodge, Stonymeadow Road, High Blantyre, G72 9UE, , DATED 22/12/05

Representation from : Annie McClelland, 16 Sydes Brae, High Blantyre, G72 0TL, DATED 22/12/05

Representation from : Gary Ruff, 16 Alison Lea, Calderwood, DATED 22/12/05

Representation from : Nicole McLanen, 40 Warrick , Calderwood, G74 3PY, DATED 22/12/05

Representation from : E Anderson, 39 Borthwick Drive, East Kilbride, G75 8YR, DATED 22/12/05

Representation from : Donna McLeish, 73 Loch Striven, St Leonards, East Kilbride, G74 2EH, DATED 22/12/05

Representation from : Mrs J Nicholson, 23 Hunthill Road, High Blantyre, DATED 22/12/05

Representation from : Charlene Hamilton, 138 Hillside Crescent, Hamilton, DATED 22/12/05

Representation from : E Wilson, 11 Gibbon Crescent, East Kilbride, G74 3HU, DATED 22/12/05

Representation from : Paul Donnelly, 130 Ronaldsay Street, Milton, G22 7AR, DATED 22/12/05

Representation from : Mrs R Garland, 158 Glenfruin Road, Blantyre, G72 9RL, , DATED 22/12/05

Representation from : G Fullerton, 27 Mulben Place, Crookston, Glasgow, G53 7UP, DATED 22/12/05

Representation from : The Occupier, 44 Rosslyn Avenue, East Kilbride, DATED 22/12/05

Representation from : Suzanne Miller, 91 Carnegie Hill, Murray, East Kilbride, G75 0AQ, DATED 22/12/05

Representation from : W Baird, 118 Geddes Hill, Calderwood, DATED 22/12/05

Representation from : The Occupier, 63 Geddes Hill, East Kilbride, DATED 22/12/05

Representation from : K MacLeod, 34 Raeburn Avenue, Calderwood, G74 , DATED 22/12/05

Representation from : Elizabeth Duffy, 8 Ross Place, East Kilbride, G74 3HX, DATED 22/12/05

Representation from : Mr C Murray, West Lodge, Stonymeadow Road, High Blantyre, G72 9UE, DATED 22/12/05

Representation from : Mrs A Murray, West Lodge, Stonymeadow Road, High Blantyre, G72 9UE, DATED 22/12/05

Representation from : Mona McCrory, C/O 44 Morris Crescent, Blantyre, Glasgow, G72 0BY, DATED 22/12/05

Representation from : Jonathan McCrory, C/O 44 Morris Crescent, Blantyre, Glasgow, G72 0BY, DATED 22/12/05

Representation from : Alistair Briddy, 106 Cypress Crescent, Greenhills, G75, DATED 22/12/05

Representation from : Mrs S McCrory, 42 Morris Crescent, Blantyre, Glasgow, G72 0BY, DATED 22/12/05

Representation from : William Flynn, 36 Church Street, Hamilton, DATED 22/12/05

Representation from : John McCrory, 44 Morris Crescent, Blantyre, G72 0BY, DATED 22/12/05

Representation from : Mr C J McCrory, 42 Morris Crescent, Blantyre, G72 0BY, DATED 22/12/05

Representation from : Alfred Lennon, 60 Catrine, G74 4SZ, DATED 22/12/05

Representation from : The Occupier, 21 Myrtle Street, Blantyre, G72 9DS, DATED 22/12/05

Representation from : Nicky Hughes, 51 Meiklehouse Road, Springhill, G69 , DATED 22/12/05

Representation from : Alan Reardon, Allers Farm, High Blantyre, DATED 22/12/05

Representation from : Linda Burns, 300 Glasgow Road, Blantyre, G72 9DG, DATED 22/12/05

Representation from : Karen Hughes, 33 Cambuslang Road, Rutherglen, DATED 22/12/05

Representation from : Morag Reardon, Allers Farm, Stonymeadow Road, High Blantyre, DATED 22/12/05

Representation from : L Gingell, Gala - Lea, Stonymeadow Road, Blantyre, DATED 22/12/05

Representation from : Marlyn Robertson, 4 St Ninnians Place, Hamilton, DATED 22/12/05

Representation from : Laura Ann Duddy, 4 St Ninnians Place, Hamilton, DATED 22/12/05

Representation from : Shona Myers, 4 Mernock Court, Hamilton, ML13 9DJ, DATED 22/12/05

Representation from : John Narkness, 18 Allan Court, Gardenhall, East Kilbride, G75 8BU, DATED 22/12/05

Representation from : Laura Crosbie, 106 Cypress Crescent, Greenhills, G75, DATED 22/12/05

Representation from : The Occupier, 1/2, 654 Tollcross Road, G32 8TD, DATED 22/12/05

Representation from : M Evans, 91 Royston Square, Glasgow, G21, DATED 22/12/05

Representation from : J McNeil, 3 Gartocher Drive, Sandymills, Glasgow, G32 0HB, DATED 22/12/05

Representation from : A Jarvis, 21 Hillcrest Avenue, G67 1ET, DATED 22/12/05

Representation from : Julie McLeish, 34 Leeward Circle, Westwood, G75 8PB, DATED 22/12/05

Representation from : The Occupier, 4 Mount Drive, St Leonards, East Kilbride, DATED 22/12/05

Representation from : E Dodds, 14 Runciman Place, Calderwood, East Kilbride, DATED 22/12/05

Representation from : Janice Wilson, 2 Balmoral Place, G74 1EP, DATED 22/12/05

Representation from : J Barclay, 415 Amulree Street, G32 7SS, DATED 22/12/05

Representation from : The Occupier, 162 Stobo , G74 3HJ, DATED 22/12/05

Representation from : The Occupier, Flat 2/3, 49 Eversley Street, Glasgow, G32, DATED 22/12/05

Representation from : The Occupier, 20 Capelrigg Drive, Calderwood, DATED 22/12/05

Representation from : The Occupier, 275 Warriston Street, Glasgow, G33 3AY, DATED 22/12/05

Representation from : Gladys Bolston, 11 Wolcott Drive, Blantyre, G72 9YB, DATED 22/12/05

Representation from : Robert McMillan, 38 Forres Street, High Blantyre, G72 0DT, DATED 22/12/05

Representation from : Brian Marr, 4 Sandaig Road, Sandybraes, Glasgow, G33 4JG, DATED 22/12/05

Representation from : Richard T Neilson, 48 Hardie Street, Blantyre, G72 0DB, DATED 22/12/05

Representation from : T McGhee, 178 Crofthill Road, G44 5NP, DATED 22/12/05

Representation from : J.E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS, DATED 12/12/05

Representation from : Duncan McDougall, North Lodge, Stonymeadow Road, Blantyre, G72 9UE, DATED 19/10/05

Representation from : Mrs M Murray, 2 Allers Cottage, Stonymeadow Road, High Blantyre, G72 9UE, DATED 19/10/05

Representation from : Mr & Mrs C Murray, West Lodge, Stonymeadow Road, High Blantyre, G72 9UE, DATED 19/10/05

Representation from : Mrs Sally E.R Wilson, Foveran, Crossbasket Estate, Stonymeadow Road, High Blantyre, G72 9UE, DATED 09/11/05

Representation from : Grant Ross, 163 James Street, Bridgeton, G40 1BS, DATED 28/12/05

Representation from : E McKay, 77 Ayton Park South, East Kilbride, G74 3AU, DATED 28/12/05

Representation from : M M McCrory, 44 Morris Crescent, Blantyre, Glasgow, G72 0BY, DATED 28/12/05

Representation from : V Duddy, 14 Runciman Place, Calderwood, East Kilbride, G74 3LH, DATED 28/12/05

Representation from : J Murdoch, 50 Beridale Crescent, Blantyre, G72, DATED 28/12/05

Representation from : E Hamilton, 41 Pine Crescent, Greenhills, East Kilbride, DATED 28/12/05

Representation from : A Stewart, 15 Abercromby Crescent, Calderwood, East Kilbride, DATED 28/12/05

Representation from : D Bowles, 16 Blackbraes Road, Calderwood, East Kilbride, G74 3JT, DATED 28/12/05

Representation from : D McDade, 8 Drummond Hill, East Kilbride, G74, DATED 28/12/05

Representation from : R Rutherford, 6 Ennerdale, Newlandsmuir, East Kilbride, DATED 28/12/05

Representation from : The Occupier, 49 Struthers Crescent, Calderwood, East Kilbride, G74 3LF, DATED 28/12/05

Representation from : L Tulston, 336 Glasgow Road, Blantyre, DATED 28/12/05

Representation from : Matthew Stirling, 10 Greenbank, Blantyre, G72 0RJ, DATED 28/12/05

Representation from : C Millar, 36 Morris Crescent, Blantyre, DATED 28/12/05

Representation from : Mrs E Gillespie, 57 Glenfinin Road, Blantyre, DATED 28/12/05

Representation from : K Murray, 67 Ardgour Court, Blantyre, G72, DATED 28/12/05

Representation from : B Adams, 3 Abigail Place, Blantyre, G72, DATED 28/12/05

Representation from : D Smith, 2 Alpine Walk, Blantyre, G72, DATED 28/12/05

Representation from : G B Wright, 75 Dalcraig Crescent, Blantyre, DATED 28/12/05

Representation from : A Thomson, 91 Waverley Terrace, High Blantyre, G72 0HZ, DATED 28/12/05

Representation from : Mr D Love, 93 Craig Street, Blantyre, DATED 28/12/05

Representation from : L Thomson, 85 Waverley Terrace, High Blantyre, Glasgow, DATED 28/12/05

Representation from : J Cowles, 11B Green Street, Strathaven, ML10 6LT, DATED 28/12/05

Representation from : E Anderson, 59 Livingston Crescent, Blantyre, G72, DATED 28/12/05

Representation from : J Percy, 49 Wardie Road, Glasgow, G34 9AA, DATED 28/12/05

Representation from : The Occupier, 10 Cheviot Gardens, Bearsden, Glasgow, G61 4QS, DATED 28/12/05

Representation from : R Dick, 5 Becroft Place, Blantyre, DATED 28/12/05

Representation from : The Occupier, 19 Myrtle Street, Blantyre, DATED 28/12/05

Representation from : H Keane, 32 Kinnoull Place, Blantyre, DATED 28/12/05

Representation from : J Ramage, 12 Ansdale Avenue, Blantyre, G72 9YD, DATED 28/12/05

Representation from : C Ramage, 12 Ansdale Avenue, Blantyre, G72, DATED 28/12/05

Representation from : N Pate, Glenrone, Stonymeadow Road, High Blantyre, G72 9UF, DATED 28/12/05

Representation from : E Densit, 5 Liberty Path, Blantyre, G72 0SG, DATED 28/12/05

Representation from : M McDonald, 40 Morris Crescent, Blantyre, DATED

28/12/05

- Representation from : S Wilson, 62 Wheatland Avenue, Blantyre, G72, DATED 28/12/05
- Representation from : W Irvine, 14 Milton Terrace, Burnbank, DATED 28/12/05
- Representation from : J Cumberland, 13 Kerr Street, Blantyre, G72 9AW, DATED 28/12/05
- Representation from : J Gillvey, 4 Millands Avenue, Blantyre, DATED 28/12/05
- Representation from : Mrs P Smith, 2 Alpine Walk, Blantyre, G72 0PF, DATED 28/12/05
- Representation from : The Occupier, 11 Harkins Avenue, Blantyre, G72, DATED 28/12/05
- Representation from : The Occupier, 5 Borthwick Drive, East Kilbride, G75 8YH, DATED 28/12/05
- Representation from : J Pearce, 97 Stamperland Avenue, Clarkston, DATED 28/12/05
- Representation from : M McLean, 17 Eider Avenue, Greenhills, East Kilbride, DATED 28/12/05
- Representation from : The Occupier, 176 Thomson Street, Dennistoun, Glasgow, DATED 28/12/05
- Representation from : M Cameron, 3 Buchan Green, Calderwood, East Kilbride, G74 3BJ, DATED 28/12/05
- Representation from : J Hunter, 26 Farm Road, Blantyre, DATED 28/12/05
- Representation from : W Campbell, 343 Kingsacre Road, Rutherglen, Glasgow, G73 2EL, DATED 28/12/05
- Representation from : Mr John Conway, 39 Clyde House, Hamilton, DATED 12/01/06
- Representation from : Cathy Conway, 15 Springfield Crescent, Blantyre, G72 9TE, DATED 12/01/06
- Representation from : Joseph Conway, 36 Torranyard Terrace, Hamilton, ML3 8XG, DATED 12/01/06
- Representation from : Thomas Conway, 15 Springfield Crescent, High Blantyre, G72 9TE, , DATED 12/01/06
- Representation from : Colin O'Donnelly, 28 Ailsa Court, Hamilton, ML3 8XJ, DATED 12/01/06
- Representation from : Marie O'Donnelly, 28 Ailsa Court, Hamilton, ML3 8XJ, DATED 12/01/06

Representation from : The Occupier, 120 Broompark Road, Blantyre, G72 9RN, DATED 28/12/05

Representation from : John B Wood, 176 Broughton Road, Glasgow, G23 5DX, DATED 28/12/05

Representation from : The Occupier, 97 Stamperland Avenue, Glasgow, G76 8EY, DATED 28/12/05

Representation from : Ben Jones, Flat 2 Stoneleigh, 48 Cleveden Drive, Glasgow, G12 0NU, DATED 28/12/05

Representation from : J McGinniss, 56 Riverside Gardens, Glasgow, G76 8EP, DATED 28/12/05

Representation from : D Bates, 4 Scott Court, Alexandria, G83 0TA, DATED 28/12/05

Representation from : A Johnstone, 25 Broompark Road, High Blantyre, DATED 28/12/05

Representation from : I Proudfoot, 61 Bardykes Road, Blantyre, G72 9UH, DATED 28/12/05

Representation from : Mrs M Proudfoot, 61 Bardykes Road, Blantyre, G72 9UH, DATED 28/12/05

Representation from : D Milligan, 75 River Road, Carmyle, Glasgow, G32 8BN, DATED 28/12/05

Representation from : S J Evans, 18 Hogarth Avenue, Glasgow, G32 6BU, DATED 28/12/05

Representation from : The Occupier, 15 Colintraine Crescent, Hogganfield, Glasgow, G73 1DJ, DATED 28/12/05

Representation from : C Macfarlane, 2 Calderside Road, High Blantyre, DATED 28/12/05

Representation from : G Lynn, 3 Glen Terrace, Airdrie, ML6 2PY, DATED 28/12/05

Representation from : S Lowe, 22 Craigmuir Gardens, High Blantyre, G72 9RY, DATED 28/12/05

Representation from : J Weidner, 11 Sanquhar Gardens, Blantyre, G72 9LY, DATED 28/12/05

Representation from : A Macdonald, 16 Wheatlandhead Court, Blantyre, Glasgow, G72 9EZ, DATED 28/12/05

Representation from : E Macleod, 28 Kingsborough Gardens, Glasgow, G12 9NJ, DATED 28/12/05

Representation from : B Neil, 1 Fernslea Avenue, Blantyre, DATED 28/12/05

Representation from : The Occupier, 22 Corsock Avenue, High Earnock, Hamilton, ML3 9DG, DATED 28/12/05

Representation from : R Connolly, 74 Hutton Avenue, High Blantyre, DATED 28/12/05

Representation from : Paul Hoolahan, Flat 12, St Annes Court, Jack Street, Hamilton, ML3 7QD, DATED 28/12/05

Representation from : A Mckinnon, 17 Morar Avenue, Blantyre, G72 9LD, DATED 28/12/05

Representation from : J McGonigle, 93 Dalmarnock Road, Glasgow, G40, DATED 28/12/05

Representation from : F Jack, 4 Logie Square, East Mains, East Kilbride, G74 4BY, DATED 28/12/05

Representation from : K Myers, 25 Calderview, Hamilton, DATED 28/12/05

Representation from : R Flynn, 27 Thomson Street, Strathaven, DATED 28/12/05

Representation from : The Occupier, 18 Caskie Drive, Blantyre, DATED 28/12/05

Representation from : S McNair, 30 Rousay Wynd, Kilmarnock, DATED 28/12/05

Representation from : D Leckie, 138 Broompark Road, Blantyre, DATED 28/12/05

Representation from : P Cleery, 14 Sydney Place, East Kilbride, G75 8DA, DATED 28/12/05

Representation from : G Marshall, 67 Falkland Drive, East Kilbride, G74 1JF, DATED 28/12/05

Representation from : S McGonigle, 29 Wheatland Head Court, Blantyre, G72, DATED 28/12/05

Representation from : J Cameron, 26 Woodland Crescent, Cambuslang, G72 8QZ, DATED 28/12/05

Representation from : J McMullen, 298 Main Street, Rutherglen, Glasgow, G73 3AE, DATED 28/12/05

Representation from : A Murphy, 23 Livingstone Crescent, Blantyre, G72 9DY, DATED 28/12/05

Representation from : The Occupier, 60 Bullionslaw Drive, Rutherglen, G73 3NF, DATED 28/12/05

Representation from : Mr James Brown, 82 Waverley Terrace, Blantyre, Glasgow, G72, DATED 10/01/06

Representation from : Paul Craig, 96 Glenfruin Road, Blantyre, G72 9RF, DATED



10/01/06

- Representation from : E Craig, 96 Glenfruin Road, Blantyre, Glasgow, G72 9RF, DATED 10/01/06
- Representation from : Mr Samuel Mooney, 34 Kyle Court, Cambuslang, South Lanarkshire, DATED 10/01/06
- Representation from : Russell Craig, 53 Broompark Road, High Blantyre, G72 0DP, DATED 10/01/06
- Representation from : Ann Craig, 53 Broompark Road, High Blantyre, G72 0DP, DATED 10/01/06
- Representation from : Hugh Craig, 18 Christie Place, Cambuslang, DATED 10/01/06
- Representation from : Yvonne Craig, 53 Broompark Road, High Blantyre, G72 0DP, DATED 10/01/06
- Representation from : The Occupier, 14 Buchan Terrace, Cambuslang, G72 8QG, DATED 28/12/05
- Representation from : J McCartney, 25 Comborne Road,, G69 0PG, DATED 28/12/05

**Contact for Further Information**

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

Maud McIntyre, Planning Officer, Civic Centre  
Ext. 6385 (Tel :01355 806385 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

## REASONS FOR REFUSAL

- 1 The proposal is contrary to Policies ENV1 and SLP1 - Greenbelt of the East Kilbride and District Local Plan (adopted October 2003) as it would constitute new residential development in the Greenbelt without appropriate justification.
- 2 The proposal is contrary to Policies ENV6 - Protection of the Natural and Built Environment and ENV7 - Protection of Designated and Non- Designated Sites of Importance for Nature Conservation of the East Kilbride and District Local Plan (adopted October 2003) in that the proposed residential dwellings by virtue of their location would adversely affect the nature conservation and ecological value of the area.
- 3 By virtue of its scale, design and overall appearance, the proposal is contrary to Policies ENV6 – Protection of the Natural and Built Environment and ENV10 - Listed Buildings of the East Kilbride and District Local Plan (adopted October 2003) in that the new dwellings would have an adverse impact on the character and setting of a Category 'A' Listed Building.
- 4 The proposal is contrary to Policies STRAT3 – The Green Belt and Urban Settlements within the Green Belt Policy and CRE1 – Housing in the Countryside Policy of the South Lanarkshire Local Plan (Finalised Plan) as it would constitute new residential development in the Greenbelt without appropriate justification.
- 5 The proposal is contrary to Policies ENV4 – Protection of the Natural and Built Environment Policy and ENV23 – Listed Buildings in that the new dwellings would adversely affect the character and setting of a Category 'A' Listed Building.
- 6 The proposal is contrary to Policies ENV4 – Protection of the Natural and Built Environment Policy and ENV20 – European Protected Species in that the new dwellings would adversely affect the nature conservation and ecological value of the area including European Protected Species.
- 7 The proposal is contrary Policy ENV20 – European Protected Species in that no surveys have been undertaken or submitted to identify the existence or otherwise of European Protected Species.
- 8 The proposal is contrary to Policies ENV4 – Protection of the Natural and Built Environment Policy and ENV27 – Historic Gardens and Designed Landscapes in that the new dwellings would adversely affect the historic gardens and designed landscape associated with the A listed building, Crossbasket House.
- 9 That insufficient detail has been received to address the concerns of SEPA regarding the flood risks existing on site.

For information only

For information only

