

	Delegated Report	Reference no.	P/20/1616
		Date	4 February 2021

Planning proposal: Erection of detached two storey dwellinghouse with detached double garage and new vehicular access

Location: Burnside Bowling Club
Burnside Road
Rutherglen
G73 4RB

Application Type : Permission in principle

Applicant : Burnside Bowling Club

Location : Burnside Bowling Club
Burnside Road
Rutherglen
G73 4RB

Decision: Application refused

Report by: Area Manager (Planning & Building Standards)

Policy reference:

South Lanarkshire Local Development Plan 2015

Policy 4 Development management and placemaking

Policy 6 General urban area/settlements

Policy 16 – Travel and Transportation

Policy DM13 - Development within general urban area / settlement

Proposed South Lanarkshire Local Development Plan 2

Policy 3 General Urban Areas

Policy 5 Development Management and Placemaking

Placemaking

Policy 15 – Travel and Transportation

Assessment

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	Yes
Adheres to development plan policy?	No
Adverse comments from consultees?	Yes

Consultations

The Coal Authority Planning and Local Authority Liaison Dept

Roads Development Management Team

Summary of response

The site is a high-risk mining area. The applicants have submitted a coal report confirming the site is safe.

The application should be deferred until a new access is proposed to ensure no additional waiting is caused.

Environmental Services

The application should be deferred until a noise survey, dealing with potential noise from the adjacent roads, is submitted.

Burnside Community Council

Any house should take account of the architectural style of the area, maintain trees and hedgerows and retain as many existing features of the site as possible.

Representation(s):

▶	20
▶	1
▶	1

Objection letters
Support letters
Comment letters

Planning Application Delegated Report

1 Application Summary

- 1.1 The application site is located on the crossroads of Blairberth Road and Burnside Road which is approximately 200m to the north of Burnside village centre. The site is surrounded by 'Edwardian' style houses on all sides many of which were built at the turn of the 20th Century. The bowling club has been in situ since 1902 and consists of a clubhouse, one bowling green and a triangular area of landscaped open space, with associated benches, to the north-west of the site. This triangular area is the proposed application site and a number of mature trees and hedging sit on the iron fenced boundary. In addition, two telecommunications masts disguised as flag poles and their associated cabinets sit on the northern boundary. There are pedestrian gates with the club regalia which are located at the point of the triangular area facing directly onto the 4-way junction. Currently, the site is accessed to the north-east from Blairbeth Road which is approximately 50m from the 4-way signalised junction. To the south of the site is Burnside tennis club which has recently been refurbished and further to the south is the B listed Burnside Parish Church which is prominently located on land much higher than the application site.
- 1.2 The application consists of a proposal for planning permission in principle for the erection of a single dwellinghouse and garage on an existing area of greenspace within the grounds of Burnside Bowling Club. Indicative plans submitted show that the proposed dwellinghouse would be two storey with an attached garage, centrally located within the triangular area to the north west of the bowling green. The proposed house and garage would cover an area of approximately 230sqm within an area which is 960sqm in size. The site would be accessed via a new access point from Blairbeth Road.

2 Representation(s)

- 2.1 Following statutory neighbour notification, 20 letters of objection, one letter of comment and one letter of support have been received. The points raised are summarised as follows:
- (a) **The proposed site is unsuitable for a dwellinghouse and contrary to Policy 16 – Travel and Transportation. Access into and out of the plot is right next to the traffic lights and will impact on what is already a busy 4-way traffic junction which has seen several accidents in last few years. There would also be too much pedestrian and traffic disruption caused to an already extremely busy part of the area.**
Response: Noted. The Roads and Transportation Service has confirmed that the current proposed access is unsuitable, and a new proposed access would be required to be utilised to ensure there is no detrimental impact on the existing junction. Whilst it is not considered that the proposal is contrary to Policy 16, the Council does not believe the proposal is suitable in general planning terms.
- (b) **Aesthetically, any new house on this plot will be out of character with the surrounding traditional properties and will negatively impact upon views to the bowling green, busy tennis courts and B listed church which are at the heart of the local community.**
Response: Agreed. The erection of a proposed house on the site would be out of keeping with the settlement pattern, character and amenity of the locality. This matter will be discussed further in section 6.

- (c) **These grounds were initially gifted for bowls and tennis recreation purposes and not for housing. The area should be retained for community benefit.**

Response: This is a separate legal matter and is not a material planning consideration.

- (d) **The proposal would detract from the recent improvement works which have been carried out to the neighbouring tennis club.**

Response: Agreed. This matter will be discussed further in section 6.

- (e) **The proposal would result in the over-development of the site.**

Response: Agreed. This matter will be discussed further in section 6.

- (f) **The proposal will have a negative impact on long views up to the 'B' listed Burnside Parish Church.**

Response: Agreed. This matter will be discussed further in section 6.

- (g) **The proposed house will result in an increase of noise - particularly during construction – and will remove views and light to properties adjacent.**

Response: It is unlikely that the erection of a single dwellinghouse will result in a detrimental creation of noise and associated health impacts. The indicative proposed siting and likely size of the house is unlikely to result in the loss of light to any adjacent properties. Loss of a long distance view is not a material planning consideration, however there are considered to be negative street scene impacts, as discussed in section 6 below.

- (h) **The proposal will have a negative impact in terms of biodiversity through the loss of trees, hedging and open space.**

Response: The proposal is unlikely to result in the loss of a significant number of trees, however part of the hedgerow would require to be removed to provide a suitable access. It is understood that the application site is not generally used as public open space, however it is acknowledged that the open space is of value within this urban area in amenity and visual terms. This matter will be discussed further in Section 6.

- (i) **The application has been subject to flooding in the past and this would have a detrimental impact on any house which may be erected.**

Response: Noted. Roads and Transportation have not identified any specific flood risk issues in this location but if approved, further assessment of drainage/flood risk through the imposition of planning conditions would be required.

- (j) **The site contains 2 mobile phone masts on which the Bowling Club have commercial agreements with the providers. It would not be appropriate to allow planning permission for a domestic property on a site containing mobile phone masts.**

Response: Noted. While the close proximity is noted, this matter, in itself, is not considered to a reason for refusal.

- (k) **This proposal would change the beautiful scenery of a landmark that has been undisturbed in the history of the area. A new build house in the middle of the mentioned plot would be an eyesore in the community. It would be lovely to see the green space remain as is.**

Response: Whilst the proposal is for planning permission in principle and no detailed plans have been submitted, it is considered that the siting and location of the house would have a detrimental impact on the settlement and detrimentally alter the character and amenity of the area.

These letters are available for inspection on the planning portal.

3 Assessment and Conclusions

- 3.1 The determining issue in this instance is the proposal's compliance with development plan policy. The site is covered by the adopted South Lanarkshire Local Development Plan 2015 and is located within the General Urban Area/Settlement as per Policy 6. The proposal is also subject to Policy 4 – Development Management and Placemaking and Policy DM13 – Development within General urban area/settlement. The main requirement of these policies is that any proposal must relate appropriately with its surroundings in terms of scale, massing, materials and intensity of use. Furthermore, the character and amenity must not be impaired, nor should there be a loss of open space which makes a significant impact to the locality. The site must also be capable of being adequately serviced and result in no loss to public safety.
- 3.2 The area of land proposed for development forms part of the bowling club grounds consisting of a well-kept lawn supported by established landscaping. This includes mature hedging to both the Burnside Road and Blairbeth Road boundaries. Burnside Road is tree lined, although there are open views to the elevated 'B' listed church in the background which is visually prominent. The proposal is for the erection of a two-storey detached dwelling extending to approximately 192 square metres with an attached double garage. The site occupies a very prominent location in an area of attractive townscape. Should a house be granted at this location, it will remove an area of open space which provides a clear break from the surrounding houses and built-up area. The settlement pattern of the area is one of wide avenues, bounded with a line of mature trees and hedges with traditional architecture concentrated around the focal point of the bowling club, tennis club and church.
- 3.3 In addition to the above, the Council has concerns about whether the development of this site can be achieved while maintaining the current visual quality of this area. In this regard, it is considered that the siting of a house in this location would also have a negative impact on the open aspect of this area and views up Burnside Road beyond the recently refurbished tennis club and up towards the prominent 'B' Listed church. The Edwardian architectural style would be difficult to replicate in the absence of suitable materials being available. Whilst a more modern architectural approach may be considered in a less prominent part of the area, the application site represents possibly the most prominent place in the whole locality.
- 3.4 The Roads and Transportation Service have confirmed that the current access proposals are not suitable in their proposed location and would result in queuing vehicles approaching from the west which would in turn lead to congestion on the 4-way junction. As a result, an alternative access would be required. In addition, a new footway crossing would need to be provided which would also require the need to remove hedging and iron fencing. As the proposal is in principle, it is difficult to measure the impact on biodiversity, however it is clear that the removal of some mature hedging and possibly trees would be required. This part of Burnside is characterised by wide avenues lined with mature trees and the proposed house would remove a focal point of open space.
- 3.5 When the matters of settlement pattern, character and amenity are all considered in relation to policies 4 and 6 of the adopted local development plan, it is clear that the proposal is contrary to both policies. In addition, the proposal must also be assessed against the proposed local development plan.
- 3.6 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of SLLDP2 and a number of modifications to the plan are recommended. At the Planning Committee on 1 December 2020, members agreed to the

approval of all of the modifications; the publication and public deposit of the Plan, as modified; and the submission of the Plan to Scottish Ministers. For the purposes of determining planning applications, the Council will therefore assess these against the policies contained within the adopted South Lanarkshire Local Plan and those within the proposed South Lanarkshire Local Development Plan. As SLLDP2 is now approved for adoption when considering planning applications greater weight should be given to the policies and guidance contained in this Plan. 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 1. It is therefore considered that the proposal is contrary to policies 3 and 5 in the proposed plan for the same reasons that it is contrary to policies 4, 6 and DM13 of the adopted plan.

- 3.6 Following consideration of the application against both the adopted and proposed local development plans, it is clear that the application would have a negative impact on the settlement pattern, character and amenity of the locality. Given this, planning permission in principle is refused.

4 Reason for decision

- 4.1 The proposal will have a significant adverse visual impact on the local built environment and is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan 2.

Delegating officer:

Date:

Previous references

- ◆ None

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 19.11.2020
- ▶ Consultations

The Coal Authority Planning and Local Authority Liaison Dept 08.12.2020

Roads Development Management Team 04.12.2020

Environmental Services 30.11.2020

Burnside Community Council 04.12.2020

- ▶ Representations
Andrea Oakes, Sent Via Email, Dated:
25.11.2020

Mr Andrew McCluskey, 4 Peveril Avenue, Rutherglen, G73 4RD, Dated:
25.11.2020

Mrs Joan Cullen, 107 Blairbeth Road, Glasgow, G73 5BT,	Dated: 05.12.2020
Andrew Haugh, By Email,	Dated: 02.12.2020
David Jones, Via Email,	Dated: 02.12.2020
Mr Charles Shaw, 72 Blairbeth Road, Burnside, Rutherglen, G73 4JQ,	Dated: 08.12.2020
Mr John Stewart, 96 Blairbeth Road, Burnside, Glasgow, G73 5BT,	Dated: 10.12.2020
Miss Anne Kempsell, 92 Blairbeth Road, Rutherglen, Glasgow, South Lanarkshire, G73 5BT	Dated: 06.12.2020
Mr Alan J Millar, 90A Blairbeth Road, Rutherglen, Glasgow, South Lanarkshire, G73 4JA	Dated: 09.12.2020
Miss Anne Kempsell, 92 Blairbeth Road, Burnside, Glasgow, G73 5BT,	Dated: 06.12.2020
Miss Alison Black, 23 Blairbeth Road, Glasgow, G73 4JF,	Dated: 04.12.2020
Robert & Gwen Brown, 90B Blairbeth Road, Rutherglen, G73 4JA,	Dated: 09.12.2020
Mr Alastair Sutherland, 27 Snaefell Crescent, Burnside,, Glasgow, G735BY,	Dated: 25.11.2020
Mr David Healy, 23 Southern Avenue, Burnside, Glasgow, G73 4JN,	Dated: 05.01.2021
Mr David Armstrong, 33 Drumsargard Road, Burnside, Glasgow, G73 5AL,	Dated: 03.01.2021
Owner/Occupier, 111 Landemer Drive, Rutherglen, G73 2TA,	Dated: 31.12.2020
Mrs Diana Hudson, 13 Elm Road, Burnside, Glasgow, G73 4JR,	Dated: 04.01.2021
Mrs Joanne Findlay, 14 Peveril Avenue, Burnside, Glasgow, G73 4RD,	Dated: 04.01.2021
Mrs Julie Colvin, 10 Albert Drive, Glasgow, G733RT,	Dated: 04.01.2021
Dr Mary Todd, 17, Highburgh Drive, Glasgow, G73 3RR,	Dated: 04.01.2021
Mrs D Young, 2 Ingerbeck Avenue, Rutherglen, Glasgow, G73 5DR,	Dated:

04.01.2021

Mrs Gail Baillie, 24 Albert Drive, Burnside, Glasgow, G73 3RT,

Dated:
04.01.2021

Contact for further information

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

Iain Morton, Planning officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455048

Email: iain.morton@southlanarkshire.gov.uk

Planning Application

Application number: P/20/1616

Reasons for refusal

01. The proposal is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan in that:
- i) the proposed two-storey building would result in an incongruous visual intrusion into this area of established townscape, resulting in a significant loss of visual character and amenity for Blairbeth Road, Burnside Road and the wider Burnside area.
 - ii) it would result in the loss of an area of open landscaping at a significant focal point, to the detriment of visual amenity and the local townscape character.

Reason(s) for decision

The proposal will have a significant adverse visual impact on the local built environment and is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan 2.

Informatives

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
BCC/LP-001		Refused