

**From:** Anne Kempsell

**Sent:** 13 May 2021 08:46

**To:** McLeod, Karen <Karen.McLeod@southlanarkshire.gov.uk>; McLeod, Stuart  
<Stuart.McLeod@southlanarkshire.gov.uk>

**Cc:** Burnside Community Council

**Subject:** FW: Planning Local Review Body - Burnside Bowling Club, Burnside Road, Burnside,  
Rutherglen - Your ref: PLRB/NOR/CR/21/001

Further to the intimation below, I feel really disappointed that this matter has arisen again and wish to lodge my overwhelming objection to this project as noted in my enclosure above

Best Wishes

Anne Kempsell

**Proposed Planning Application Ref: P/20/1616 – 13 May 2021 A Kempself**

I am writing to make comments on the recent Neighbour Notification Notice received regarding the above Planning Application for the erection of a detached two storey dwelling house with detached double garage and new vehicular access at Burnside Bowling club.

I submit my comment as follows:

•	The neighbourhood and immediate neighbours of proposed planning, in surrounding properties currently have space and tranquillity.
•	The neighbours currently have space to look out and to calm down due to stress at work and in general stress of life. I have a stressful job (No 92), within Education Services, so require space to relax and de-stress. New building would interrupt this and destroy all peace that is currently on offer.
•	I currently look out on to clear space – if any building should be constructed on the land, it would be claustrophobic and this I believe would be stressful to my current living situation.
•	Currently having the Bowling Green path as a divider from the actual green allows me to have my personal garden space and if a building was to be erected on the proposed site, this would cause noise and remove all sense of peace. I suffer from High Blood Pressure and other heart related problems, so need a place to enable me to relax and my side/back garden currently is uninterrupted and affords me this as sanctuary. If a house was to be built this would remove this due the noise and disturbance having property erected on this land would create.
•	The plot where my house is built is No 92 Blairbeth Road, provides a sense of freedom as no other buildings surround my garden. The back of the Bowl House borders my neighbour's property and this was a major factor why I bought house.
•	When I bought my house at No 92, I was told nothing would be built on the land as previous owner of Barriston (not known as Trinitas) at No 79, across the road from the proposed site, donated the land which was solely to be used for "leisure" purposes. A major reason I bought the house, as the view from the kitchen is stunning and has an open outlook, not facing on to a house.
•	Having a house built on what is currently a lovely, peaceful area of garden land, would cause increased noise and disturbance. During the summer when the tennis and bowling is in progress all you can hear is the sound of bowls and the sound of tennis balls but with an increase of property would take away this tranquil sound. Also, it would increase the noise with vehicles coming and going not to mention general living noise.
•	Any proposed building erected in this area, should be in built in keeping with the other red sandstone properties of the surrounding area and this would be doubtful as the other houses were built between 1909 and 1928. A new build would look out of place in the neighbourhood and take away the history and appearance of local area.
•	The building appears to be large in respect of the land offered and the garage is almost as large as the house, which on the land in question would

	be worrying as it would shade my property and make it so close that the owner of my property as No 92 Blairbeth Road that the residents would be able to actually look into my property at the side causing severe distress and anguish due to lack of privacy. Everyone should feel safe and secure in their home.
•	Proposed house would block light to my garden and shade the garden area and not only that it would be an eyesore to look out on to.
•	The new proposed dwelling may cause stress on the current services ie waste including sewage, water etc. On occasions in severe rain storms the gardens and road floods due to increase in surface water and in severe rain ie thunder and lightning on several occasions the sewer system and drainage in the garden at No 92 cannot cope with the amount of water and the sewage overflows into the garden. Dyno Rod and similar has had to be called out to clean up the area. If buildings are to be built on the land which is currently garden land, this may cause the drains to back up further, causing more damage. Currently the proposed site, is garden and helps to soak up the water. If the proposed building was to go ahead, it would be concerning as to where excess water would be diverted. The drainage system on the road is bad enough each year with blocked drains due to sediment etc and I believe a building on the land would cause the matter to exacerbate.
•	Area of garden land has copious numbers of wildlife living in area. Bats ie Pipistrelles, hedgehogs – I have had 2 this year alone, variety of birds, not to mention the many flowers, shrubs that is breath taking in spring. All this would be lost due the construction of the proposed property.
•	Due to the situation of the traffic light system, a house built on the proposed area of land, would cause a build-up of traffic with vehicles pulling in and out. It's bad enough currently at early morning and at rush hour it is difficult to park in my driveway due the volume of traffic. If someone parks outside my gateway (No 92), it is difficult to view any vehicles travelling up the hill as parking here blocks my view and as other neighbours experience who have cars at the lower end of the street (Blairbeth Road) at the vicinity of the new build. It would also be difficult for existing householders to get into/out of their driveway if cars are waiting to turn right into the new parking space at the proposed house. This would mean queueing traffic right at the area of the lights. Currently neighbours living at 79 – 99 and 88 – 100, are not giving space and room for drivers to enter their parking areas due to the volume of traffic and will cause jams and accidents at this point in the road. People speeds up and down the road regardless.
•	Security/dangerous position for house/build.
•	Cause disruption due to building works for months – noise, upheaval, mess, dirt/mud.
•	Possible ongoing building problems to existing houses ie plumbing/gas/vermin. <ul style="list-style-type: none"> <li>• When Gas Board was installing pipes in the area a couple of years ago, they were digging up the road at various points. The work</li> </ul>

	<p>caused the gas to cut off at numbers 92 &amp; 94 due to flooding in the gardens caused by the construction work.</p> <ul style="list-style-type: none"> <li>• The Gas Board inspected the pipes in the garden and road and found that the pipes were flooded due to the fact that these properties were bottom of the hill and the works had accumulated water which had pooled and flooded the pipe work.</li> <li>• The Gas Board started investigating the problem at about 6pm on the night this was reported, which meant no water, heating, cooking till the next day. No stand by cooking/heating facilities were offered as they didn't know how long it would take and by the time they found out, it was late at night. If there is prolonged building work re the construction of the proposed dwelling, this problem could happen again. Both properties were inconvenienced and out of pocket and with no guarantees that this would not happen again - all because of the situation of the properties.</li> </ul>
	<ul style="list-style-type: none"> <li>• Said building work above, also caused increasing numbers of vermin to houses in vicinity ie very large mice, with the possibility these were rate, certainly not field mice huge.</li> </ul>
•	<p>During the first wave of Coronavirus this year, this piece of land was used extensively by people to sit a while and take stock. Several families would come and use the area as it was safe for children to play. This area is a hidden gem of a garden and the Bowling Green on many occasions has dissuaded the use of this area for the good of the public. It has the most incredible Rhododendron bushes are a great pleasure to the local residents in the area. There was talk many years ago of turning the area into allotments and charging people per plot but this was not taken up by the Club. There was a small working party set up to locate areas of land for this purpose. By doing so this would have allowed the land to be used for the reason it was gifted to the people of Burnside. By building on the land it is taking away the character of the area and replacing it with something uncharacteristic of the neighbourhood and surrounding area and is not for the greater good of the surrounding neighbourhood.</p>
•	<p>With continual loss of garden land/green space it is essential to keep what little bits of these areas for people's general well-being as has been proven during the pandemic. People are being encouraged to plant trees etc in their gardens, green space area and even window boxes – obviously here not giant oaks but trees and flowers will adjust to what container they are planted in. Why consider removing this small piece of garden land, when it can be put to the use it was created for. There are a large number of properties in the area with no access to garden areas.</p>
•	<p>Environmental Agencies are encouraging us to plant greenery ie tree, shrubs to protect the environment for future generations and to help future generations and to preserve what green space we have left. This piece of land which the proposed planning is indicating to include a building will use up natural resources ie water rather than preserving a piece of Burnside's heritage greenspace. This generation is all take, and our future generations</p>

	<p>will have nothing to enjoy or even to survive. Too much greenspace is being built on for housing developments in the area. What little we have left as this small corner of the proposed site, should be preserved or future generations will not be able to benefit with the little space there is left. There are plenty of other sites better suited for this kind of proposal. The proposed site should remain as it was currently and be used for the purpose the original donor intended.</p>
--	--