

EAST KILBRIDE AREA COMMITTEE

Minutes of meeting held in the Council Chamber, Civic Centre, East Kilbride on 14 February 2007

Chair:

Councillor Bill McNab

Councillors Present:

Tony Carlin, Stewart Crawford, Anne Maggs, James Malloy (Depute), Michael McCann, Alice Marie Mitchell, Jim Wardhaugh

Councillors' Apologies:

Jim Daisley, Gerry Docherty, Jim Docherty, Stan Hogarth, Carol Hughes, Edward McAvoy, John McGuinness, Graham Scott

Attending:

Corporate Resources

S McLeod, Administration Officer

Enterprise Resources

L Campbell, Planning Team Leader (East Kilbride); G Morrison, Divisional Engineer, Roads and Transportation Services

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the East Kilbride Area Committee held on 20 December 2006 were submitted for approval as a correct record.

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

3 Application EK/06/0570 - Alterations to Layout and Substitution of House Types (Plots 27, 28 and 67 to 132 Inclusive) (Amendment to Planning Consent EK/05/0070) at Bogton Farm, Eaglesham Road, East Kilbride

A report dated 30 January 2007 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0570 by Taylor Woodrow Developments Limited for alterations to the layout and substitution of house types (Plots 27, 28 and 67 to 132 inclusive) (amendment to planning consent EK/05/0070) at Bogton Farm, Eaglesham Road, East Kilbride.

The Committee decided: that planning application EK/06/0570 by Taylor Woodrow Developments Limited for alterations to the layout and substitution of house types (Plots 27, 28 and 67 to 132 inclusive) (amendment to planning consent EK/05/0070) at Bogton Farm, Eaglesham Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of Planning Committee of 26 April 2005 (Paragraph 7)]

4 Application EK/06/0618 - Formation of Car Washing Facility at Land Adjacent to Peel Park at the Junction of Eaglesham Road and Westwood Road, East Kilbride

A report dated 7 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0618 by Anduff Holdings for the formation of a car washing facility at land adjacent to Peel Park at the junction of Eaglesham Road and Westwood Road, East Kilbride.

The Committee decided: that planning application EK/06/0618 by Anduff Holdings for the formation of a car washing facility at land adjacent to Peel Park at the junction of Eaglesham Road and Westwood Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

5 Application EK/06/0647 - Erection of 15 Houses and Garages with Associated Vehicular Access Works at Newlandsmuir Farm, East Kilbride

A report dated 7 February 2007 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0647 by Imagine Developments Limited for the erection of 15 houses and garages with associated vehicular access works at Newlandsmuir Farm, East Kilbride.

A late objection had been received from the Scottish Environmental Protection Agency (SEPA) in relation to a lack of information on the potential flood risk from the burn at the rear of the site. The Planning Officer advised that the situation could be resolved and recommended that consent was not issued until a flood risk assessment was submitted and agreed by SEPA and the Council.

The Committee decided: that planning application EK/06/0647 by Imagine Developments Limited for the erection of 15 houses and garages with associated vehicular access works at Newlandsmuir Farm, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior submission of a flood risk assessment by the applicant for the approval of SEPA and the Council as Planning authority

6 Enforcement Action - Unauthorised Decking at 14 Strathrannoch Way, East Kilbride

A report dated 30 January 2007 by the Executive Director (Enterprise Resources) was submitted on the requirement for enforcement action in respect of the unauthorised erection of decking within the rear garden of the property at 14 Strathrannoch Way, East Kilbride.

Complaints had been received in relation to the decking which had not been subject to a formal planning application. The decking was considered to be unsuitable in terms of its size and height, was detrimental to the visual amenity of the area and had overlooking implications for adjacent properties. A Planning Contravention Notice had been served on the owner/occupier but, to date, he had failed to respond or address the situation. It was proposed, therefore, that enforcement action be taken to ensure that the decking was removed, reduced in scale or appropriately screened.

The Committee decided:

- (1) that enforcement action be taken to ensure that the decking within the rear garden of the property at 14 Strathrannoch Way, East Kilbride was removed, reduced to an appropriate scale or appropriately screened; and
- (2) that, if necessary, a report on the matter be submitted to the Procurator Fiscal.

7 Enforcement Action – Unauthorised Operation of Business in Residential Area at 23 Turnbull Way, Strathaven

A report dated 31 January 2007 by the Executive Director (Enterprise Resources) was submitted on the requirement for enforcement action in respect of the unauthorised operation of a conference centre and training facility at 23 Turnbull Way, Strathaven.

The operation of this type of business was contrary to Local Plan zoning and complaints had been received in this regard. The premises had been monitored and the operators, Portfolio Letting Agents and Consultants, had been made aware of the planning contraventions. However, despite the operator being issued with a Planning Contravention Notice, they had decided to pursue the business until the property was sold.

It had been confirmed that the conference business was still in operation and was having an adverse impact on the local area in terms of waste management and parking. It was proposed, therefore, that enforcement action be taken to ensure that the operation of the business ceased and that the property was restored to residential use.

The Committee decided:

- (1) that enforcement action be taken to ensure that the use of the property at 23 Turnbull Way, Strathaven as a conference and training facility ceased and the property was restored to residential use; and
- (2) that, if necessary, a report on the matter be submitted to the Procurator Fiscal.

8 Enforcement Action - Unauthorised Decking at 138 Sycamore Crescent, East Kilbride

A report dated 30 January 2007 by the Executive Director (Enterprise Resources) was submitted on the requirement for enforcement action in respect of the unauthorised erection of decking within the rear garden of the property at 138 Sycamore Crescent, East Kilbride.

Complaints had been received in relation to the decking which had been erected without planning consent. The decking was considered to be unsuitable in terms of its size and height and had overlooking implications for adjacent properties. A Planning Contravention Notice had been served on the owner/occupier but, to date, he had failed to respond or address the situation. It was proposed, therefore, that enforcement action be taken to ensure that the decking was removed or reduced in scale.

The Committee decided:

- (1) that enforcement action be taken to ensure that the decking within the rear garden of the property at 138 Sycamore Crescent, East Kilbride was removed or reduced to an appropriate scale; and
- (2) that, if necessary, a report on the matter be submitted to the Procurator Fiscal.

9 Enforcement Action - Unauthorised Use of Agricultural Building at Crofthead Farm, Strathaven

A report dated 31 January 2007 by the Executive Director (Enterprise Resources) was submitted on the requirement for enforcement action in respect of the unauthorised use of an agricultural building for business and residential purposes at Crofthead Farm, Strathaven.

Complaints had been received in relation to the use and occupation of the building which was contrary to Condition 8 of the planning consent granted by this Committee on 28 September 2005. The owner/occupier had confirmed that he was operating a business delivering wood shavings as well as a horse breeding business from the site. The building contained living accommodation including a bedroom, kitchen, bathroom and lounge/office as well as the stabling and storage areas. The owner/occupier had also confirmed that he or his business partner regularly stayed overnight for security reasons. Whilst accepting that there might occasionally be justifiable operational reasons for staying in the premises overnight, it was considered that the frequency of overnight stays was in breach of Condition 8 of the planning consent and planning legislation.

The owner/occupier had been advised of the planning contraventions and had been served with a Planning Contravention Notice. However, the unauthorised use of the building continued and it was proposed, therefore, that enforcement action be taken to ensure that the use of the building operated within the terms of the planning consent and the unauthorised residential occupancy ceased.

The Committee decided:

- (1) that enforcement action be taken to ensure that the unauthorised business and residential activities ceased at the agricultural building at Crofthead Farm, Strathaven; and
- (2) that, if necessary, a report on the matter be submitted to the Procurator Fiscal.

[Reference: Minutes of 28 September 2005 (Paragraph 6)]

10 Enforcement Action - Formation of Kickabout Area at Fountain Gate, East Mains Road, East Kilbride

A report dated 31 January 2007 by the Executive Director (Enterprise Resources) was submitted on the requirement for enforcement action in respect of the kickabout area within the Fountain Gate development at East Mains/Kingsway, East Kilbride.

Complaints had been received in relation to balls escaping from the kickabout area into neighbouring properties and onto parked cars. The formation of the kickabout pitch had been a requirement of the planning consent granted by this Committee on 18 February 2004. That permission included a condition which required the developers to submit details of the kickabout pitch and play areas and the fencing surrounding them. Those details had not been submitted and the developers had now indicated that they were unwilling to incur further expenditure to resolve the issue. It was proposed, therefore, that enforcement action be taken to ensure that the kickabout area was constructed to an acceptable standard.

The Committee decided:

- (1) that enforcement action be taken to ensure that the kickabout area at Fountain Gate, East Mains Road/Kingsway, East Kilbride was constructed to an acceptable standard; and
- (2) that, if necessary, a report on the matter be submitted to the Procurator Fiscal.

[Reference: Minutes of 18 February 2004 (Paragraph 3)]

11 Community Grant Applications

A report dated 29 January 2007 by the Executive Director (Corporate Resources) was submitted on applications for Community Grant.

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

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| (a) | Applicant: | Age Concern, East Kilbride (EK/133/06) |
| | Purpose of Grant: | Special event |
| | Amount Awarded: | £577 |
| (b) | Applicant: | Friends of Archibald Kelly Court, East Kilbride (EK/134/06) |
| | Purpose of Grant: | Equipment, outing and entrance fees |
| | Amount Awarded: | £700 |
| (c) | Applicant: | Kilbryde Burns Club, East Kilbride (EK/135/06) |
| | Purpose of Grant: | Outing |
| | Amount Awarded: | £200 |
| (d) | Applicant: | Claremont Parish Church Guild, East Kilbride (EK/136/06) |
| | Purpose of Grant: | Outing and entrance fees |
| | Amount Awarded: | £300 |
| (e) | Applicant: | Saturday Ladies' Group, East Kilbride (EK/138/06) |
| | Purpose of Grant: | Transport costs |
| | Amount Awarded: | £200 |
| (f) | Applicant: | Claremont Rambling Club, East Kilbride (EK/139/06) |
| | Purpose of Grant: | Outing |
| | Amount Awarded: | £200 |
| (g) | Applicant: | Strathaven Pre-School Playgroup (EK/141/06) |
| | Purpose of Grant: | Outing and entrance fees |
| | Amount Awarded: | £250 |

- (h) Applicant: Chapelton Women's Rural Institute (*EK/142/06*)
 Purpose of Grant: Special event
 Amount Awarded: £300
- (i) Applicant: Scottish Wheelchair Bowling Association, East Kilbride (*EK/143/06*)
 Purpose of Grant: Special event
 Amount Awarded: £700
- (j) Applicant: Disabled and Ablebodied Sports Club, East Kilbride (*EK/144/06*)
 Purpose of Grant: Specialist transport
 Amount Awarded: £342
- (k) Applicant: Quicksilver Line Dance Group, East Kilbride (*EK/145/06*)
 Purpose of Grant: Transport costs and equipment
 Amount Awarded: £500
- (l) Applicant: The OMEGA Society, East Kilbride (*EK/146/06*)
 Purpose of Grant: Equipment
 Amount Awarded: £700
- (m) Applicant: United Reformed Church (Women's Guild), East Kilbride (*EK/149/06*)
 Purpose of Grant: Outing
 Amount Awarded: £140
- (n) Applicant: East Kilbride Disability (*EK/152/06*)
 Purpose of Grant: Equipment
 Amount Awarded: £500
- (o) Applicant: Calderwood Community Council, East Kilbride (*EK/154/06*)
 Purpose of Grant: Equipment
 Amount Awarded: £300

12 Twinning Grant Application - Claremont Athletic Football Club

A report dated 30 January 2007 by the Executive Director (Corporate Resources) was submitted on an application by Claremont Athletic Football Club for a twinning travel grant which had been assessed as meeting the relevant criteria. The purpose of the grant was for a social and sporting exchange involving 22 participants (17 under 26 years of age) travelling to Ballerup, Denmark from 29 June to 8 July 2007.

The Committee decided:

- (1) that a twinning travel grant of £890 be awarded to Claremont Athletic Football Club for a social and sporting exchange involving 22 participants to Ballerup, Denmark from 29 June to 8 July 2007; and
- (2) that the Executive Director (Corporate Resources), in consultation with the Chair or Depute Chair, be authorised to vary the award, if necessary, to take account of the final number of participants involved in the twinning link.

13 Urgent Business

There were no items of urgent business.

Chair's Closing Remarks

The Chair thanked all members and officers of the Council for their hard work and support over the past 4 years. He wished those members who were standing for re-election the best of luck and those who were standing down all the very best for the future.

Councillors McCann and Malloy, in turn, thanked the Chair.