

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 22 September 2009

Chair:

Councillor Graham Scott

Councillors Present:

Alex Allison, Eileen Baxendale, Archie Buchanan, Gordon Clark, Pam Clearie, Jim Docherty, Hugh Dunsmuir, Tommy Gilligan, Ian Gray, Bill Holman, Archie Manson, Michael McCann, Clare McColl, Lesley McDonald, Alex McInnes, Denis McKenna, Mary McNeill, Patrick Ross-Taylor (Depute), Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillor Also Present:

Graeme Campbell

Councillors' Apologies:

Gerry Convery, Edward McAvoy

Attending:

Corporate Resources

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

Enterprise Resources

C Bradley, Planning Team Leader (East Kilbride); S Clark, Planning Team Leader (Hamilton); T Finn, Area Manager, Planning and Building Standards Services (Clydesdale); S Laird, Transportation Engineer; S McMillan, Planning Team Leader (Headquarters); T Meikle, Area Manager, Planning and Building Standards Services (East Kilbride)

1 Declaration of Interests

The following interest was declared:-

<i>Councillor(s)</i>	<i>Item(s)</i>	<i>Nature of Interest(s)</i>
Manson	Application CL/09/0266 – Formation of off-road motorcycle track venue with new access road, internal road network and siting of 3 portable buildings at Tinto End, near Rigside	Previous expression of a view on the application

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 25 August 2009 were submitted for approval as a correct record.

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

3 Application HM/09/0320 - Erection of New Primary School (Udston), Infill Operations, Formation of New Vehicular Access, Provision of Off-Street Parking, Formation of Non-Illuminated MUGA Pitch and Installation of CCTV Cameras and Associated Landscaping and Fencing at Thornhill Road, Hamilton

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0320 by Morgan Ashurst plc for the erection of a new primary school (Udston), infill operations, formation of new vehicular access, provision of off-street parking, formation of non-illuminated MUGA pitch and installation of CCTV cameras and associated landscaping and fencing at Thornhill Road, Hamilton.

The Committee decided: that planning application HM/09/0320 by Morgan Ashurst plc for the erection of a new primary school (Udston), infill operations, formation of new vehicular access, provision of off-street parking, formation of non-illuminated MUGA pitch and installation of CCTV cameras and associated landscaping and fencing at Thornhill Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

4 Application HM/09/0337 - Erection of Replacement Primary School, Formation of MUGA Pitch and Installation of CCTV Cameras at Auchinraith Primary School, Calder Street, Blantyre

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0337 by South Lanarkshire Council for the erection of a replacement primary school, formation of MUGA pitch and installation of CCTV cameras at Auchinraith Primary School, Calder Street, Blantyre.

The Committee decided: that planning application HM/09/0337 by South Lanarkshire Council for the erection of a replacement primary school, formation of MUGA pitch and installation of CCTV cameras at Auchinraith Primary School, Calder Street, Blantyre be granted subject to the conditions specified in the Executive Director's report.

5 Application EK/09/0242 - Erection of Hotel with Associated Bar, Club and Restaurant Facilities with External Landscaped Public Space at Site of Stuart Hotel, Cornwall Way, East Kilbride

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0242 by G1 Group for the erection of a hotel with associated bar, club and restaurant facilities with external landscaped public space at the site of the Stuart Hotel, Cornwall Way, East Kilbride.

The Committee decided: that planning application EK/09/0242 by G1 Group for the erection of a hotel with associated bar, club and restaurant facilities with external landscaped public space at the site of the Stuart Hotel, Cornwall Way, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

6 Application CL/09/0274 - Erection of 12 Houses and Formation of Vehicular Access at Rivendell Park, The Loaning, Douglas

A report dated 4 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0274 by R Shanks for the erection of 12 houses and formation of vehicular access at Rivendell Park, The Loaning, Douglas.

The Committee decided:

that planning application CL/09/0274 by R Shanks for the erection of 12 houses and formation of vehicular access at Rivendell Park, The Loaning, Douglas be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of arrangements for the applicant to make a financial contribution of £4,200 in lieu of recreational provision

7 Application HM/09/0297 - Erection of In-Vessel Composting Facility and Associated Works at Newhousemill Road, Blantyre

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0297 by G P Plantscape Limited for the erection of an in-vessel composting facility and associated works at Newhousemill Road, Blantyre.

The Committee decided:

that planning application HM/09/0297 by G P Plantscape Limited for the erection of an in-vessel composting facility and associated works at Newhousemill Road, Blantyre be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 29 November 2005 (Paragraph 9)]

8 Application CL/09/0332 - Construction of Car Park, Pedestrian Access Ramp, Associated Ground Works and Landscaping at Land South of Carluke Railway Station, Station Road, Carluke

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0332 by South Lanarkshire Council for the construction of a car park, pedestrian access ramp, associated ground works and landscaping at land south of Carluke Railway Station, Station Road, Carluke.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan and government advice/policy. Details of the assessment were provided in the report. The development constituted Development Contrary to the Development Plan, however, it was not considered that the proposal was significantly contrary to the Development Plan.

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

- ◆ the proposal would encourage rail journeys and reduce reliance on cars in line with the objectives of sustainable transport
- ◆ the site could be safely accessed and there were no known infrastructure problems
- ◆ there were no suitable alternative sites near the railway station
- ◆ there would be no adverse impact on the rural character of the area or on the function of the Greenbelt
- ◆ there would be no adverse impact on residential amenity

The Committee decided:

that planning application CL/09/0332 by South Lanarkshire Council for the construction of a car park, pedestrian access ramp, associated ground works and landscaping at land south of Carluke Railway Station, Station Road, Carluke be granted subject to the conditions specified in the Executive Director's report.

9 Application EK/08/0191 - Change of Use of Land to Form a Residential Development, including Formation of Vehicular Access, Structural Landscaping and Ancillary Works (Planning Permission in Principle) at 9 Mavor Avenue, East Kilbride

A report dated 15 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/08/0191 by Mavor LLP for the change of use of land to form a residential development, including formation of vehicular access, structural landscaping and ancillary works (planning permission in principle) at 9 Mavor Avenue, East Kilbride.

The Committee decided:

that planning application EK/08/0191 by Mavor LLP for the change of use of land to form a residential development, including formation of vehicular access, structural landscaping and ancillary works (planning permission in principle) at 9 Mavor Avenue, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Agreement between the applicant and the Council to ensure the:-
 - ◆ provision of 25% of the site's capacity for affordable housing or equivalent financial contribution as a commuted sum
 - ◆ payment of an agreed financial contribution towards education provision in the local area

10 Application EK/08/0203 - Erection of Class 1 (Food) Retail Unit with Associated Car Parking, Landscaping and Access at 5 Mavor Avenue, East Kilbride

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/08/0203 by ALDI Stores Limited for the erection of a Class 1 (Food) retail unit with associated car parking, landscaping and access at 5 Mavor Avenue, East Kilbride.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan, the Glasgow and Clyde Valley Joint Structure Plan and government advice/policy. Details of the assessment were provided in the report. The development constituted Development Contrary to the Development Plan, however, it was not considered that the proposal was significantly contrary to the Development Plan.

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

- ◆ the application site was within an area zoned for mixed fixed use redevelopment (STRAT8) within the Adopted Local Plan

- ◆ the proposed re-use of derelict, brownfield land for an economic purpose was supported by objectives of both the Structure Plan and Local Plan
- ◆ the proposal would increase the diversity and choice of retailing available in East Kilbride
- ◆ the proposal would have no adverse impact on the operation of nearby businesses and was acceptable in terms of environmental impact and traffic safety
- ◆ there were no significant infrastructure issues

The Committee decided: that planning application EK/08/0203 by ALDI Stores Limited for the erection of a Class 1 (Food) retail unit with associated car parking, landscaping and access at 5 Mavor Avenue, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

11 Application CL/09/0266 - Formation of Off-Road Motorcycle Track Venue with New Access Road, Internal Road Network and Siting of 3 Portable Buildings at Tinto End, Near Rigside

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0266 by R Allan for the formation of an off-road motorcycle track venue with new access road, internal road network and siting of 3 portable buildings at Tinto End, near Rigside.

The Committee decided: that planning application CL/09/0266 by R Allan for the formation of an off-road motorcycle track venue with new access road, internal road network and siting of 3 portable buildings at Tinto End, near Rigside be granted subject to the conditions specified in the Executive Director's report.

Councillor Manson, having declared an interest in the above item, withdrew from the meeting during its consideration

12 Application EK/09/0182 - Erection of House At Vacant Plot Near Hallburn Bridge, Near Strathaven

A report dated 15 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0182 by S Sked for the erection of a house at a vacant plot near Hallburn Bridge, near Strathaven.

The Committee heard Councillor Campbell, a local member.

Councillor Scott, seconded by Councillor Ross-Taylor, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor Holman, seconded by Councillor Clark, moved as an amendment that consideration of the application be continued to allow a site visit to take place. On a vote being taken by a show of hands, 2 members voted for the amendment and 18 for the motion which was declared carried.

The Committee decided: that planning application EK/09/0182 by S Sked for the erection of a house at a vacant plot near Hallburn Bridge, near Strathaven be granted subject to the conditions specified in the Executive Director's report.

13 Application EK/08/0065 - Erection of House for Agricultural Worker at Quarry Cottage, Chapelton, Strathaven

A report dated 14 September 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/08/0065 by A McDonald for the erection of a house for an agricultural worker at Quarry Cottage, Chapelton, Strathaven.

The application had been assessed against the policies and criteria contained in the Adopted South Lanarkshire Local Plan and government advice/policy. Details of the assessment were provided in the report. The development constituted Development Contrary to the Development Plan, however, it was not considered that the proposal was significantly contrary to the Development Plan.

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

- ◆ the proposal related to an established farm unit where the sheep flock and cattle herd had already been established
- ◆ the egg laying hen stock had been established in part
- ◆ the proposed design and layout was in keeping with the rural nature of the area
- ◆ there were no significant infrastructure implications

The Committee decided: that planning application EK/08/0065 by A McDonald for the erection of a house for an agricultural worker at Quarry Cottage, Chapelton, Strathaven be granted subject to the conditions specified in the Executive Director's report.

14 Urgent Business – Application CL/09/0340 – Change of Use and Alterations of Ground Floor Post Office to Create a House at 11 Bellfield Road, Coalburn

In terms of Standing Order No 4, the Chair decided that, in view of the requirement to determine the application as soon as possible, consideration be given to the following planning application as a matter of urgency.

A report dated 21 September 2009 by the Executive Director (Enterprise Resources) was tabled on planning application CL/09/0340 by D Meikle for the change of use of and alterations to a ground floor Post Office to create a house at 11 Bellfield Road, Coalburn.

The Committee decided: that planning application CL/09/0340 by D Meikle for the change of use of and alterations to a ground floor Post Office to create a house at 11 Bellfield Road, Coalburn be granted subject to the conditions specified in the Executive Director's report.

Councillor Gilligan entered the meeting during consideration of this item