

## EAST KILBRIDE AREA COMMITTEE

Minutes of meeting held in Council Chamber, Civic Centre, East Kilbride on 16 March 2005

**Chair:**

Councillor James Malloy (Depute)

**Councillors Present:**

Tony Carlin, Carol Hughes, Hector Macdonald, Anne Maggs, John McGuinness, Alice Marie Mitchell, Jim Wardhaugh

**Councillors' Apologies:**

Stewart Crawford, Jim Daisley, Gerry Docherty, Jim Docherty, Edward McAvoy, Michael McCann, Bill McNab (Chair), Graham Scott

**Attending:**

**Corporate Resources**

S McLeod, Administration Officer

**Enterprise Resources**

L Campbell, Planning Officer; B Dickson, Team Leader, Planning and Building Control (East Kilbride); P Jamieson, Planning Officer; M Muir, Team Leader, Roads and Transportation (East Kilbride)

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### 1 Declaration of Interests

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The following interests were declared:-

<b>Councillor(s)</b>	<b>Item(s)</b>	<b>Nature of Interest(s)</b>
Macdonald	<ul style="list-style-type: none"><li>♦ Community Grant Application EK/160/04 Gilmourton Rural Institute</li><li>♦ Community Grant Application EK/163/04 1<sup>st</sup> Strathaven Boys Brigade</li><li>♦ Community Grant Application EK/170/04 Friends of Strathaven Scouts</li></ul>	Prior involvement in applications
Malloy	Community Grant Application EK/172/04 Strathaven Fairtrade Group	Assisted in set-up of group

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### 2 Minutes of Previous Meeting

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The minutes of the meeting of the East Kilbride Area Committee held on 16 February 2005 were submitted for approval as a correct record.

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

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### 3 Planning Applications

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A report dated 2 March 2005 by the Executive Director (Enterprise Resources) was submitted on applications for planning permission.

6 further letters of objection and 1 letter of support were submitted in respect of planning application EK/05/0029 for the change of use from house to form dental surgery with flat above at 5 Old Coach Road, The Village, East Kilbride. The planning officer advised that no new points of objection had been raised in the letters.

**The Committee decided:**

- (1) that the following planning applications be granted subject to the conditions specified in the Executive Director's report and any other action highlighted below:-

- (a) Applicant: G Campbell  
Proposal: Part change of use of upper floor of property to form extension to dental surgery (*EK/04/0640*)  
Location: 11 Kirktonholme Road, East Kilbride  
Other Action: Section 75 Agreement to be amended to ensure that the part of the upper floor at 11 Kirktonholme Road granted consent would be occupied as an orthodontic dental practice only and the planning consent would expire if the use ceased. The legal costs for amending the Agreement to be borne by the applicant.

*[Reference: Minutes of 9 June 2004 (Paragraph 3)]*

- (b) Applicant: Y Neilson  
Proposal: Conversion of Category B listed outbuilding to form house (*EK/04/0717 (listed building consent) and EK/04/0728*)  
Location: House 1, The Courtyard, Laigh Netherfield Farm, Strathaven  
Other Action: Referral of the application for listed building consent to the Scottish Ministers as the proposal involved alterations to a Category B listed building.
- (c) Applicant: D McGrory  
Proposal: Change of use from house to form dental surgery with flat above (*EK/05/0029*)  
Location: 5 Old Coach Road, The Village, East Kilbride  
Other Action: Condition No 10 to be amended to read as follows:-  
"That before the change of use hereby approved is completed or brought into use, 12 parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council."
- (d) Applicant: Mr and Mrs Shields  
Proposal: Erection of single storey extension (*EK/05/0036*)  
Location: 6 Glen Tanner, East Kilbride

- (2) that the following planning applications be refused for the reasons specified in the Executive Director's report:-

- (a) Applicant: Mr and Mrs Adam  
Proposal: Erection of 2 storey extension (*EK/04/0706*)  
Location: 13 Allan Place, East Kilbride

- (b) Applicant: G Forbes  
Proposal: Alterations and extension to outbuilding to form house  
(EK/04/0727)  
Location: High Coldstream Farm, Strathaven

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#### 4 Community Grant Applications

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A report dated 2 March 2005 by the Executive Director (Corporate Resources) was submitted on applications for community grant.

**The Committee decided:** that the applications be dealt with as follows:-

- (a) Applicant: Greenhills Millennium Video Group, East Kilbride (EK/157/04)  
Purpose of Grant: Equipment  
Amount Awarded: £440
- (b) Applicant: Claremont Amateur Football Club, East Kilbride (EK/158/04)  
Purpose of Grant: Equipment  
Amount Awarded: £100
- (c) Applicant: Gilmourton Rural Institute, Strathaven (EK/160/04)  
Purpose of Grant: Outing  
Amount Awarded: £200

*Councillor Macdonald, having declared an interest in the above application, withdrew from the meeting during its consideration.*

- (d) Applicant: 1<sup>st</sup> Strathaven Boys Brigade (EK/163/04)  
Purpose of Grant: Equipment  
Amount Awarded: £350

*Councillor Macdonald, having declared an interest in the above application, withdrew from the meeting during its consideration.*

- (e) Applicant: The Sunshine Club, East Kilbride (EK/164/04)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £250
- (f) Applicant: St Andrew's Methodist Church Women's Guild, East Kilbride (EK/165/04)  
Purpose of Grant: Outing  
Amount Awarded: £200
- (g) Applicant: Plover Sheltered Housing Residents' Association, East Kilbride (EK/166/04)  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £285
- (h) Applicant: Whitemoss Senior Citizens' Bowling Club, East Kilbride (EK/168/04)  
Purpose of Grant: Transport costs  
Amount Awarded: £300

(i) Applicant: Quicksilver Line Dancing Group, East Kilbride (EK/169/04)  
Purpose of Grant: Start-up costs  
Amount Awarded: £250

(j) Applicant: Friends of Strathaven Scouts (EK/170/04)  
Purpose of Grant: Publication costs  
Amount Awarded: £400

*Councillor Macdonald, having declared an interest in the above application, withdrew from the meeting during its consideration.*

(k) Applicant: Strathaven Fairtrade Group (EK/172/04)  
Purpose of Grant: Outing  
Amount Awarded: £200

*Councillor Malloy, having declared an interest in the above application, withdrew from the meeting during its consideration. Councillor Carlin took the Chair for this application only.*

(l) Applicant: Rapture Theatre Company, East Kilbride (EK/173/04)  
Purpose of Grant: Equipment and publicity  
Amount Awarded: £700

(m) Applicant: Red Deer Bowling Club, East Kilbride (EK/175/04)  
Purpose of Grant: Special event  
Amount Awarded: £300

(n) Applicant: Loaves and Fishes, East Kilbride (EK/176/04)  
Purpose of Grant: Transport costs  
Amount Awarded: £900

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## **5 Urgent Business**

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There were no items of urgent business.



# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0033
Planning Proposal:	Erection of two dwelling houses

## **1 Summary Application Information**

- Application Type : Detailed Planning Application
- Applicant : Stewart Milne Homes
- Location : Land to the rear of 11 Hills Road  
Strathaven

## **2 Recommendation(s)**

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

- (1) Grant Consent subject to conditions

### **2.2 Other Actions/Notes**

## **3 Other Information**

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): DC1 and SLP6 (Development Control General)  
of the East Kilbride and District Local Plan

- ◆ Representations:
  - ▶ 5 Objection Letters

- ◆ Consultations:

TRANSCO (Plant Location)

Power Systems

Public Protection - Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

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



## **1 Application Site**

- 1.1 The application site relates to a wooded area of redundant garden ground previously associated with No 11 Hills Road in Strathaven and situated on the south eastern edge of the Stewart Milne Dunavon Park residential development currently under construction. Stewart Milne is currently in the process of purchasing the site from the owner of No 11 Hills Road.
- 1.2 More specifically the site is bounded by established detached dwellings to the north and east, rough garden ground associated with No 10 Young Street to the north west and the Stewart Milne residential development to the south and west.
- 1.3 The application site is rectangular in shape, sloping and contains mature unmanaged woodlands of both deciduous and coniferous species. The area of the site is 0.08 hectares.

## **2 Proposal**

- 2.1 Stewart Milne propose to develop the site by erecting 2 detached dwelling houses of the “Roths” housetype thus forming 2 additional houses within the previously approved 20 house development. The two storey dwellings are similar in style to the ones currently under construction and contain 4 bedrooms, three public rooms, kitchen, bathrooms and downstairs toilet. The external finishes would match the existing new dwellings comprising reconstituted stone, render and grey concrete roof tiles.

Double detached garages are centrally located within the site with the driveways accessed from the new road within the 20 house development.

## **3 Background**

### **3.1 Local Plan Status**

The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan (Adopted October 2003). Policies DC1 and SLP6 of the plan which relate to development control in general are relevant in this instance. These policies state that new development should be compatible in terms of scale, massing and external materials of adjacent buildings and surrounding streetscape. A full discussion of these policies are contained in Section 6.0 below.

### **3.2 Relevant Government Advice/Policy**

None directly applicable.

### **3.3 Planning Background**

Historically, the site has formed an unkept wooded area originally forming an “edge” to the previous Glenavon Children’s home. The unused land was subsequently purchased by the owner of No 11 Hills Road, forming an extension to the garden of that property. Given the closure and demolition of the Children’s Home and the subsequent redevelopment of the land for private housing the land is now being acquired by Stewart Milne with a view to erecting an additional 2 dwellings which will form part of their Dunavon Park residential site currently under construction.

#### **4 Consultations**

- 4.1 **SLC Roads and Transportation** have no adverse comments subject to standard conditions relating to visibility splays and the formation of adequate on curtilage parking.

**Response:** Noted and any approval shall include appropriate conditions to control the above (Conditions 8 and 9).

- 4.2 **SLC Environmental Services** have no adverse comments

**Response:** Noted.

- 4.3 **SEPA** have no objections provided the foul drainage is connected to the public sewer.

**Response:** Noted and any approval shall include appropriate conditions (Conditions 12 and 13).

- 4.4 **Scottish Power** – have raised no objections

**Response:** Noted

- 4.5 **Scottish Gas** – have raised no objections

**Response:**Noted

#### **5 Representations**

- 5.1 Statutory Neighbour Notification was undertaken and five letters of objection have been received. The issues raised can be summarised as follows:

- 5.2 **These two dwelling houses represent an overdevelopment**

**Response:** These additional two dwellings are proposed on an adequate sized additional area of ground which did not previously form part of the earlier 20 house development. I consider the overall plot sizes and positioning of these two units is acceptable in terms of the Council's Residential Development Guide and will result in a quality development to complement the new development and existing housing in the surrounding area.

- 5.3 **A significant stand of trees will be lost**

**Response:** While I would agree that the development of these two units will result in trees being lost, it is considered that the area exists in an un-managed condition. Any approval shall include an appropriate condition to require their replacement by semi-mature/mature trees of a suitable species within the newly formed rear gardens (Condition 14).

- 5.4 **Loss of the trees will have an adverse impact on local wildlife, including bird species, such as chaffinches, tits, woodpeckers.**

**Response:** As stated above a condition would be attached to replace lost woodland with appropriate semi-mature trees in the rear gardens. The Council has endeavoured within the larger Dunavon Park site to retain a number of the mature trees on the periphery of the site which will assist in preserving the habitats for local wildlife.



**5.5 The Council should promote a Tree Preservation Order (TPO).**

**Response:** The trees are not of a quality to merit the promotion of a TPO given their un-managed state. In any event given that there is a current planning application under consideration relating to the site it is not appropriate for a TPO to be promoted at this time.

**5.6 This belt of trees was originally designated as a “protected belt of trees/ no mans land”.**

**Response:** Historically it would appear that this area of land was separated from the Glenavon Children’s Home grounds by some palisade fencing thus forming in effect a tree belt edge between the children’s home and the existing rear gardens of Young Street and Hills Road. However, given that the land use has changed with the redevelopment of the Children’s Home site for housing, the purpose of it as a screen for the Children’s Home is no longer salient. No formal protection to the trees such as a Tree Preservation Order exists for this area.

**5.7 The dwellings and garages are to be built on ground which is significantly higher than the adjacent properties in Young Street.**

**Response:** Having received cross sections through the new dwellings relative to existing dwellings in Young Street, I would advise that the new dwellings floor level will be approximately one metre above the floor levels of the established houses. Given that there is around 30 metres of garden ground between the rear elevations of the dwellings in Young Street and the rear elevations of the new buildings a small level change is acceptable. Furthermore minimal overlooking will occur given the distances involved.

**5.8 The dwelling styles should be restricted to one and a half storey.**

**Response:** In this instance I consider two storey dwellings at this location are acceptable. There is neither a significant finished floor level change nor inadequate distances between the existing dwellings and the proposed dwellings. Therefore the mass and scale of the new units is appropriate.

**5.9 The developer should be required to construct a wall or fence to provide privacy.**

**Response:** It is standard practice for developers to erect 1.8 m vertical close boarded fencing on the rear boundaries of the plots for privacy and security purposes. Any approval would be subject to a standard condition requiring details of the boundary treatment to be submitted for approval (Conditions 4 and 5).

**5.10 Retention of existing Scots pine trees would assist in providing a level of maturity.**

**Response:** It is evident that the bulk of the woodland will be removed to enable the dwellings to be built. However it may be possible to retain any significant trees and in the event that retention is not possible the developer will be required to plant replacement trees of a semi-mature/mature size (Condition 14).

**5.11 The neighbour notification location plan is incorrect in that an area of adjacent land was shown as being part of No 14 Young Street when in fact it falls under the title of No 15 Hills Road.**

**Response:** Although this does appear to be an error on the OS survey, the location plan accurately defines the application site boundary which is the relevant issue in this instance.

- 5.12 **There currently exists a “right of access” associated with 3 adjoining properties namely 11 Hills Road, 15 Hills Road and 14 Young Street. This “right of access” should not be available to any new householder.**

**Response:** Stewart Milne has confirmed that no rear access will be available from the private garden ground of the two plots with appropriate rear garden boundary fencing being erected to ensure security and privacy of the new householders as well as the householders of the established area.

- 5.13 The points made in the representations have been fully considered and I am of the view that having addressed these issues they are not of sufficient weight or merit to overcome the presumption in favour of issuing consent.

## **6.0 Assessment and Conclusions**

- 6.1 The adopted East Kilbride and District Local Plan (2003) zones the site as part of a residential area.
- 6.2 The land was acquired from the Council in recent past by the adjacent owner of No 11 Hills Road and given the ongoing construction of the Dunavon Park 20 house development an opportunity has arisen for the owner to dispose of the land to Stewart Milne to form part of their adjacent residential development. As a result the land can achieve proper road frontage thus enabling its development for an additional 2 detached dwellings. In land use terms, therefore, the principle of residential development on this land is acceptable in this instance.
- 6.3 The house types are similar in appearance to the ones already under construction and their mass and scale are appropriate in relation to their plot sizes allowing adequate private rear gardens. The proposal has been fully assessed against the Council's Development Control policies DC1 and SLP6 which states that proposals should enhance the quality of the environment and incorporate quality external finishing materials. This application site in effect forms part of the adjacent development site and backs onto an adjacent established residential area containing dwellings of varying style, size and finishes. Given the above and the fact that no adverse comments have been raised through the consultation process, I am satisfied that the proposal complies with DC1 and SLP6.
- 6.4 The issues raised by the objections have been properly considered, but they do not justify the refusal of the consent.
- 6.5 Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted.

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

**30 March 2005**

### Previous References

- ◆ EK/04/0090 – Planning Committee - 25 May 2004

### List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Transco	18/02/05
Public Protection - Environmental Health (East Kilbride)	18/02/05
Power Systems	18/02/05
Roads and Transportation Services (East Kilbride)	04/03/05
S.E.P.A. (West Region)	09/02/05

- ▶ Representations

Representation from : Mrs Margery S Menzies, 14 Young Street  
Strathaven  
Lanarkshire  
ML10 6LH, DATED 28/01/05

Representation from : H M Menzies, 14 Young Street  
Strathaven  
ML10 6LH, DATED 28/01/05

Representation from : Ken McGuire, 15 Hills Road  
Strathaven  
ML10 6LQ, DATED /01/05

Representation from : Avondale Civic Society, 9 Meadowbank Avenue  
Strathaven  
ML10 6JS, DATED 6/02/05

Representation from : Gebbie & Wilson Solicitors, 18 Common Green  
Strathaven  
ML10 6AG, DATED 27/01/05

### Contact for Further Information

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

Maud McIntyre  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk  
Committee Agenda

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0033

**CONDITIONS**

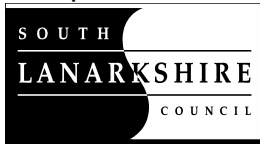
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 5 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwelling houses on the site and no commercial activity shall be carried out in or from the garage.
- 7 That before development starts, details of the surface finishes to driveways shall be submitted to and approved by the Council as Planning Authority.
- 8 That before the dwelling houses hereby permitted are occupied, 3 car parking spaces shall be provided within the curtilage of each plot and outwith the public road or footway and shall thereafter be maintained to the satisfaction of the Council as Planning Authority. (The double garages will count as one space per plot).
- 9 That before the development hereby approved is completed or brought into use, a driveway visibility splay of 2.5 metres by 35 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and no vertical measures exceeding 0.9 metres in height above the carriageway shall be located within the sight line zone.
- 10 That neither of the garage driveways shall have a gradient in excess of 1:10.
- 11 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

- 12 That all existing water pipes (above/below ground) passing through the site shall be contained, controlled and discharged to the satisfaction of SEPA, Scottish Water and the Council's Roads and transportation Service.
- 13 That no dwelling house shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 14 That given the removal of trees, they must be replaced by semi-mature/mature trees of a suitable species at the locus to the satisfaction of the Council as Planning Authority.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In order to retain effective planning control
- 6 To retain effective planning control and safeguard the amenity of the area.
- 7 These details have not been submitted or approved.
- 8 To ensure the provision of adequate parking facilities within the site.
- 9 In the interests of road safety.
- 10 In the interest of public safety
- 11 In order to retain effective planning control
- 12 To ensure satisfactory drainage of the site.
- 13 To ensure the provision of a satisfactory sewerage system
- 14 In the interests of amenity.





# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0043
Planning Proposal:	Erection of residential development (Outline)

## 1 Summary Application Information

- Application Type : Outline Planning Application
- Applicant : Ms Tracey Johnston
- Location : Fairfield Place  
East Kilbride

## 2 Recommendation(s)

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

- (1) Refuse Outline Planning Permission

### 2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: R L Waugh
- ◆ Council Area/Ward: 20 West Mains
- ◆ Policy Reference(s): Policies IND1 and SLP5 of the adopted East Kilbride and District Local Plan.
  
- ◆ Representation(s): None
  
- ◆ Consultation(s):
  - Public Protection - Environmental Health (East Kilbride)
  - Roads and Transportation Services (East Kilbride)
  - Scottish Water
  - S.E.P.A. (West Region)
  - TRANSCO (Plant Location)





## Planning Application Report

### 1 Application Site

- 1.1 The application relates to a site at Fairfield Place, East Kilbride. Fairfield Place is located within the College Milton (North) Industrial Estate in the north west of East Kilbride. The site lies to the north of Fairfield Place and is bounded by the Kittoch Valley to the north. The Fairfield Place access to the site currently serves a number of industrial units.
- 1.2 The site extends to 0.13 hectares and slopes away from Fairfield Place towards the Kittoch Valley.

### 2 Proposal(s)

- 2.1 The applicant intends to develop the site for housing and has applied for outline planning consent for residential use. The access to the site would be from Fairfield Place. No indication of the type of housing or numbers to the site has been given at this stage.

### 3 Background

- 3.1 The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is located within the College Milton (North) Industrial Estate and is covered by Policy IND1 (Industrial Land Use). Policy IND1 states that such areas shall remain primarily in industrial use and that the Council will direct new industrial development to these areas. Non-industrial proposals within the College Milton Industrial Estate would be assessed against Policy SLP5 (Non-conforming Uses in Industrial Areas). The application was advertised as Development Potentially Contrary to Development Plan in the East Kilbride News on 2<sup>nd</sup> February 2005. A full discussion of the proposal against these policies is contained in Section 6.0 below.

### 4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** stated that they were opposed to the proposal and recommended refusal on the grounds that, if approved, residential properties would be located within an industrial area resulting in a serious conflict. Fairfield Place is an industrial access road and should not be used for residential purposes.  
**Response:** Noted.
- 4.2 **SLC Environmental Services** recommended that the proposal be refused as the proposed residential site would be located adjacent to several industrial units and the Somerfield Distribution Depot where 24 hour operations, including frequent heavy goods vehicle movements are likely. Environmental Services do not consider that there would be sufficient distance between the existing, noise generating businesses and the proposed residential properties.  
**Response:** Noted.
- 4.3 **SEPA** raised concerns regarding the foul drainage arrangement and recommended that planning permission be withheld until Philipshill Wastewater treatment works (WwTW) are upgraded or an alternative scheme can be agreed by Scottish Water, SEPA and the Council.

**Response:** Noted. Philipshill WwTW are currently over capacity and upgrading works are being undertaken at present. These works are due to be completed in July 2006. At this time, the applicant would be unable to connect into the public sewer and would require an alternative means of foul drainage disposal and treatment.

4.4 **Transco** raised no objections

**Response:** Noted

4.5 **Scottish Water** objected to the proposal as it would drain to Philipshill WwTW which are currently over capacity.

**Response:** Noted.

## 5 **Representation(s)**

No letters of representation were received in respect of this application.

## 6 **Assessment and Conclusions**

6.1 The applicant has applied for outline planning permission for a residential development at Fairfield Place, East Kilbride. The application site is located within an industrial area and can be assessed against Policy IND1 (Industrial Land Use) of the East Kilbride and District Local Plan.

6.2 Policy IND1 states that the areas identified under Policy IND1 will continue mainly in industrial use and new industrial development will be directed to these areas. The policy aims to safeguard the industrial areas from pressure for non industrial or inappropriate forms of development. The proposal for residential use is clearly contrary to Policy IND1 as it does not constitute industrial use. The proposal can also be assessed against Policy SLP5 (Non-conforming Uses) in industrial areas.

6.3 Policy SLP5 sets out a number of criteria against which a non-conforming use can be assessed. These are as follows:

- 1) The loss of the site from the industrial land supply will not adversely affect the continuity of the long term supply (minimum of 10 years) of industrial land in terms of quantity, range and quality.
- 2) The development of the site or premises would not adversely affect the industrial operation, amenity, industrial character and function of the area.
- 3) The site or premises has been unsuccessfully marketed for an appropriate use to the Council's satisfaction.
- 4) The site or premises is located at the edge of an industrial area and can easily be accessed from main road routes unless the proposal is ancillary to an existing industrial use.
- 5) The site/premises is or can be served by public transport.
- 6) The development will not adversely affect public or traffic safety.
- 7) The infrastructural implications of the development are acceptable.

- 8) The development makes provision for cycling, walking and public transport or Green Transport Plans, as appropriate.

In response, I would state

- 1) The site is relatively small and would not adversely affect the long term supply of industrial land.
- 2) I would raise concerns regarding the mix of residential and industrial uses. There are existing noise generating uses close to the site and I do not consider that an acceptable level of amenity could be achieved for residents.
- 3) No evidence of marketing the land for industrial purposes has been provided.
- 4) The site is bounded by industrial units on three sites and given its access via an industrial access road, cannot be considered to be on the edge of the industrial area.
- 5) The site itself could not be accessed by public transport. The nearest bus stop is located on West Mains Road.
- 6) The Roads and Transportation Services have recommended refusal due to the potentially serious conflict between industrial and residential uses.
- 7) There is currently a capacity issue with regard to the foul drainage arrangements.
- 8) No details have been provided, however I would again raise concerns over the mix of residential and industrial traffic.

6.4 The applicant has submitted a statement in support of the application stating that there is no established demand for industrial development and the site does not contribute to the industrial land supply in East Kilbride, that suitable screening could be provided, that there is sufficient distance between the industrial and proposed residential uses and that development of the site would provide for management of the tree cover. In response, I would state that the tree cover could be managed, without planning consent however I do not agree with the remainder of the points.

6.5 In conclusion, the proposal is contrary to Policy IND1 of the adopted East Kilbride Local Plan and does not meet the criteria contained in Policy SLP5 (Non-conforming uses in Industrial Areas). I do not consider that there are any material considerations which merit a departure from the local plan and consider that, given the close proximity of industrial uses, the developer could not achieve a satisfactory level of amenity for residents. In addition, Roads and Transportation Services have serious concerns over the mix of industrial and residential traffic. I would therefore recommend that planning permission be refused.

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

**22 March 2005**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations

Scottish Water	21/03/05
S.E.P.A. (West Region)	14/02/05
TRANSCO (Plant Location)	01/02/05
Roads and Transportation Services (East Kilbride)	11/02/05
Public Protection - Environmental Health (East Kilbride)	10/02/05

### **Contact for Further Information**

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

Lesley Campbell  
(Tel :01355 806314 )  
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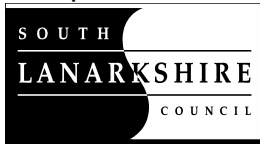
Outline Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0043

**REASONS FOR REFUSAL**

- 1        The proposal is contrary to Policy IND1 of the adopted East Kilbride & District Local Plan in that it would introduce a residential use into an area identified for industrial purposes in the Local Plan.
- 2        In the interests of amenity in that the proposal would result in an incompatible mix of land uses detrimental to the area in general.
- 3        In the interests of traffic and public safety in that the proposal would involve access to the site via an industrial access road which is likely to result in conflict due to the type and volume of residential traffic generated by the proposal.





# Report

Agenda Item

**5**

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0063
Planning Proposal:	Change of use from doctors surgery (Class 2) to dwellinghouse for women and children with support (Class 8) and erection of two storey front extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : East Kilbride & District Housing Association
- Location : 27 Mowbray  
East Kilbride

## 2 Recommendation

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

- (1) Grant Detailed Planning Permission (subject to conditions)

### 2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: John Gilbert Architects
- ◆ Council Area/Ward: 14 Long Calderwood
- ◆ Policy References: Policies DC1 and SLP6 – Development Control General of the East Kilbride and District Local Plan would apply. The plan identifies the site as lying within a residential area.

- ◆ Representations:
  - ▶ 3 Objection Letters

◆ Consultations:

Calderwood Community Council,

Public Protection - Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)



## Planning Application Report

### 1 Application Site

- 1.1 The application site relates to 27 Mowbray, a two storey property situated at the end of a row of terraced houses fronting onto Maxwellton Road in Calderwood, East Kilbride. Originally built as a dwellinghouse, the property was last used as a doctors surgery and has been vacant for some months. The property is stepped back slightly from the road at the front and has garden areas to both the front and rear.
- 1.2 The property is bounded by other terraced houses to the west and by the three B Listed Long Calderwood Cottages to the east side. Lock-up garages and a parking/turning area lie at a lower level to the rear with blocks of three-four storey flatted dwellings beyond. A sheltered housing complex lies across Maxwellton Road to the front.

### 2 Proposals

- 2.1 This report relates to an application for Planning Permission for the change of use of the property to a dwellinghouse for women and children with support and the erection of a two storey front extension.
- 2.2 The proposed extension will measure approximately 4 metres by 4.3 metres and will project approximately 2 metres from the front wall of the existing building given the stepped design of the property. The extension will provide a family room and lobby at ground floor level in addition to a livingroom, kitchen, office, store, toilet and staircase within the original property. A bedroom and extended hall will be provided within the extension at first floor level and the existing layout will be altered to provide two further bedrooms, two bathrooms and four stores. The extension will be finished in render and roof tiles to match the existing property. No other external alterations are proposed.

### 3 Background

#### 3.1 Local Plan Status

The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General.

#### 3.2 Relevant Government Advice/Policy

None relevant

#### 3.3 Planning Background

None relevant

### 4 Consultations

- 4.1 **Calderwood Community Council** – have objected to the design and impact of the proposed extension on the terraced row and the surrounding area and on the adjacent listed cottages. Concerns have also been raised about the proposed users of the unit.

**Response:** The extension will be built partly within the recessed area to the front of the property and will therefore project approximately two metres from the front of the building which I consider to be acceptable in this instance. The adjacent listed

cottages are set forward from the terrace and I do not consider that their setting will be affected by the proposed extension. I consider that the proposed use will be acceptable in this instance given the residential nature of the surrounding area. The end user of the premises is not however a planning matter.

4.2 **Public Protection - Environmental Health (East Kilbride)**

Consultation response awaited

4.3 **Roads and Transportation Services (East Kilbride)** - have noted that there is currently no off-street parking facilities associated with the property and that none can be provided within its curtilage. They have however offered no objections as there will be no increase in the number of parking spaces required in association with the property.

**Response:** Noted.

5 **Representations**

5.1 Following neighbour notification, three letters of objection have been received. The grounds of objection are summarised as follows:-

**a) The building will look out of place when compared with others in the row.**

**Response:** I note that none of the other properties in this terrace have been extended to the front. However, given the stepped design of the property and the fact that it will only project two metres from the front of the existing building, I have no objections in this regard. I would add that the extension will be finished in materials to match the existing property.

**b) An office will be provided indicating that a number of families could be housed in the property at any one time.**

**Response:** Noted. The applicants have advised that more than one family could be accommodated at any one time. However, this would be limited by the number of bedrooms available – 3 in total.

**c) There are currently parking problems in the area and this will be exacerbated if permission is granted for this use.**

**Response:** Roads and Transportation Services have been consulted on the application and have offered no objection to the scheme.

**d) This is an inappropriate location for this type of use given the location of a sheltered housing complex across the road.**

**Response:** Given that this will be a residential use I have no objections to the proposed location.

**e) The proposed extension will detract from the adjacent listed properties.**

**Response:** The extension will project two metres at most from the part of the existing property which is nearest to the road. Given this and the distance between the side wall of the house and the nearest adjacent cottage I have no objections.

**f) No information has been given on the end user or tenants of the property and what safety measures will be put in place to protect local residents in the event that anti-social behaviour arises.**

**Response:** The end user of the property and any safety measures associated with the tenancy are not planning matters although the applicant has indicated that the tenant would be subject to normal leasing agreements and terms.

**g) Trees within the garden of the adjacent property could be affected by the extension.**

**Response:** I consider that the trees are a sufficient distance from the property not to be affected by the proposal.

**h) Access may be required from the adjacent property to undertake the building of the extension which will not be granted.**

**Response:** This is a legal as opposed to a planning matter. However, the applicant will be advised that the granting of planning consent does not remove the requirement to seek permission from adjacent property owners to build or maintain the approved development.

**i) There will be disruption from workmen, construction traffic and building works during the building phase of the extension.**

**Response:** I do not consider that the minimal amount of disruption during the building phase expected for this scale of development will be significantly detrimental to neighbouring residents.

**j) Light will be blocked as a consequence of the extension being built.**

**Response:** I do not consider that the extension will block a significant amount of light to the adjacent property given the distances involved.

These letters have been copied and are available for inspection in the normal manner.

## **6 Assessment and Conclusions**

- 6.1 The main issues for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area. More specifically, the proposal can be assessed firstly in terms of whether the principle of the change of use is likely to be acceptable in land use terms and whether the extension is appropriate for the property and its settings.
- 6.2 In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area, therefore the principle of this use is considered acceptable in planning terms. The previous and now the established use of the property falls within Class 2 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and a number of uses which also fall within this class such as surgeries, estate agents, beauticians and so on could move into the property without the requirement for planning permission. I consider that these uses and the daytime custom they could generate would be more detrimental to the surrounding residential area than this proposed use.
- 6.3 The proposed extension can be assessed against policies DC1 and SLP6 – Development Control General. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Proposals should also seek to

incorporate quality external materials and conform to policy SLP6. In this regard, I am of the opinion that the extension is of an acceptable scale and will not have a detrimental impact on surrounding properties.

- 6.4 The proposed use has generated a limited degree of concern locally, particularly with regard to the end-uses of the property. Whilst noting the objectors concerns in this regard, this is not a planning matter. The applicant has however sought to assure the Council that any tenants would be subject to a standard leasing agreement.
- 6.5 The observations of the consultees have been noted and the concerns raised by the objectors. Taking account of the above, I would recommend that planning permission is granted for the current proposal.

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

**30 March 2005**

**Previous References**

- ◆ None applicable

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
  - Roads and Transportation Services (East Kilbride) 16/02/05
  - Calderwood Community Council 14/03/05
- ▶ Representations
  - Name of Representee : Janice Millar
  - Address: 29 Mowbray  
Calderwood  
East Kilbride  
G74 43NW
  - Date of reply: 25/02/05
  - Name of Representee : Mrs E Beaton
  - Address: 1A Long Calderwood Cottages  
Maxwellton Road  
Calderwood  
East Kilbride  
G74 3LW
  - Date of reply: 25/02/05
  - Name of Representee : I Robertson
  - Address: 1B Long Calderwood Cottage  
Maxwellton Road  
East Kilbride  
G74 3LW
  - Date of reply: 28/02/05

**Contact for Further Information**

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

Philip Jamieson  
(Tel :01355 806327 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

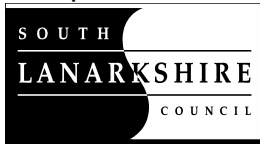
PAPER APART – APPLICATION NUMBER : EK/05/0063

**CONDITIONS**

- 1        That the development hereby permitted shall be started within five years of the date of this permission.
- 2        That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3        That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.

**REASONS**

1.        To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
2.        In the interests of amenity and in order to retain effective planning control.
3.        To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.



# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0064
Planning Proposal:	Erection of 2 storey side and rear extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs P Houston
- Location : 8 MacArthur Drive  
Stewartfield  
East Kilbride

## 2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission subject to conditions – based on the attached conditions.

### 2.2 Other Actions/Notes

## 3 Other Information

- ◆ Applicant's Agent: CAF Designs
- ◆ Council Area/Ward: 29 Stewartfield
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)  
Policies DC1 and SLP6 –  
Development Control General  
The site is zoned for residential use.

- ◆ Representation(s):
  - ▶ 2 Objection Letters
  - ▶ 0 Comments Letters

◆ Consultation(s):

Stewartfield  
Roads and Transportation Services (East Kilbride)



## Planning Application Report

### 1 Application Site

- 1.1 The application site relates to a semi-detached two storey brick house on MacArthur Drive in the Stewartfield area of East Kilbride. The site is bounded on all sides by residential properties. Access to the site is from MacArthur Drive.

### 2 Proposal

- 2.1 This is a detailed planning application for the erection of a two-storey extension to the side and rear elevations of the property which would provide approximately 37 square metres of additional floorspace to the existing building. The extension would project approximately 3.40 metres beyond the existing side elevation of the dwellinghouse and leave a gap of approximately 1.60 metres to the boundary. The extension would also project approximately 2.60 metres beyond the existing rear elevation and would measure approximately 3.70 metres in width. The extension would carry through the line of the eaves of the existing house and form a gable when viewed from the rear.
- 2.2 The proposed materials are UPVC windows, concrete roof tiles and brick walls all to match the existing house. The proposed accommodation comprises a living room and kitchen on the ground floor and a bedroom and en-suite bathroom on the upper floor.

### 3 Background

#### 3.1 Local Plan Status

The application site is identified as within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC 1 and SLP6 - Development Control General.

### 4 Consultation(s)

**Roads and Transportation Services** – have no objection to the proposal subject to conditions requiring the provision of three car parking spaces within the curtilage of the site.

**Response:** Noted and any consent granted will be conditioned to this effect (Condition 4).

### 5 Representations

- 5.1 Following statutory neighbour notification procedures two letters of objection were received in respect of this application. The grounds of objection are summarised below:

- 5.2 **The proposed extension will block daylight to the adjacent dwellings at 32 and 34 MacArthur Crescent and overshadow their gardens. Consequently, the owners of these properties will no longer have a garden where they can relax in some sunshine.**

**Response:** It is accepted that the proposal will result in a degree of overshadowing to the garden ground of the above properties. However, it is my opinion that any loss of daylight or overshadowing caused will be minimal and will not adversely affect neighbouring properties.

- 5.3 **The proposed extension will overlook the dwellings and gardens of the adjacent properties at 32 and 34 MacArthur Crescent.**

**Response:** An upper floor window is proposed for the rear elevation of the extension, however, this window relates to the proposed en-suite bathroom which would have obscured glazing. No further windows are proposed at upper floor level, therefore, it is considered that the extension will not adversely affect neighbouring properties through loss of privacy.

- 5.4 **The extension will be located about 1 metre from the rear garden of 34 Macarthur Crescent and as a result the owners will be looking at a brick wall from all of their windows.**

**Response:** The proposed extension is considered to be acceptable in terms of its location. It is also considered that the width, height and bulk of the extension is in proportion to the existing house and that it will not dominate adjacent properties to the extent that their amenity will be adversely affected.

## **6 Assessment and Conclusions**

- 6.1 The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.
- 6.2 In terms of the adopted East Kilbride and District Local Plan the application can be assessed against Policies DC1 and SLP6 – Development Control General. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.
- 6.3 It is considered that the scale and design of the extension is acceptable and that the extended house will not dominate adjacent properties to the extent that their amenity will be adversely affected. Furthermore, I am satisfied that the extended house will be in keeping with dwellings in the surrounding area and that the extension will not adversely affect neighbouring properties through loss of daylight or loss of privacy.
- 6.4 In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the adopted East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

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

**30 March 2005**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations  
Roads and Transportation Services (East Kilbride) 14/02/05
  
- ▶ Representations  
Representation from : Mr T McIntyre & Mrs M McIntyre, 32 Macarthur Crescent  
Stewartfield  
East Kilbride  
G74 4TL, DATED 18/02/05  
  
Representation from : Mr JP Bruen & Mrs S Bruen, 34 Macarthur Crescent  
Stewartfield  
East Kilbride  
G74 4TL, DATED 16/02/05

### **Contact for Further Information**

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

Jim Blake  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

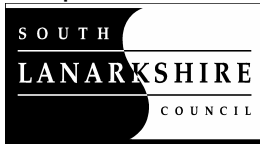
PAPER APART – APPLICATION NUMBER : EK/05/0064

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.
- 4 That before the extension hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 5 That before the extension hereby approved is completed or brought into use, the first two metres of the driveway shall be surfaced, sealed and trapped to the satisfaction of the Council as Roads Authority.
- 6 That before the extension hereby approved is completed or brought into use, the dropped kerb access to the site shall be widened to 7.2 metres.

**REASONS**

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 To ensure the provision of adequate parking facilities within the site.
- 5 To prevent deleterious material being carried into the highway.
- 6 In the interest of public safety



# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0066
Planning Proposal:	Alterations and Extension to Bookmakers

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Ami Singh
- Location : 4 Hunter Street  
East Kilbride

## 2 Recommendation(s)

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

(1) Grant consent

## 2.2 Other Actions/Notes

## 3 Other Information

- ◆ Applicant's Agent: DTA
- ◆ Council Area/Ward: 19 East Mains
- ◆ Policy Reference(s): DC1 and SLP6 (Development Control General)  
ENV6 (Protection of the Built and Natural Environment) and ENV8 (Conservation Areas)  
of the Adopted East Kilbride and District Local plan as a commercial area in the adopted plan

### ◆ Representation(s):

- ▶ 1 Comments Letters

◆ Consultation(s):

East Mains Community Council

Scottish Water

Environmental Services

Roads and Transportation

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site relates to an existing two storey building which lies on the north side of Hunter Street, East Kilbride and situated within the designated village Conservation Area.
- 1.2 The property benefits from planning permission for the use as a betting office, approved under Planning Application No EK/03/0339 in October 2003. The building, however, is currently unoccupied and remains as a disused shop within the original part of the buildings which is accessed from Hunter Street to the front. A separate redundant meat preparation premises with ancillary rooms is situated within two single storey extensions to the rear which were added to the building some time ago. A separate door provides access to this part of the building from a rear service/parking area.
- 1.3 The property is situated within the main commercial area in the village and is surrounded by a number of retail and professional services. Offices are located above the premises and to the east side and a shop unit is located to the other side. A restaurant and several shops lie across the road to the south. A rear service/parking area is situated to the rear of the building which is within the joint ownership of the property owner.

### **2 Proposal(s)**

- 2.1 This report refers to a detailed planning application for a number of external alterations to the property, including downtakings to the area. More specifically the proposal includes the demolition of the single storey link building between the rear extension and the original building and the erection of a replacement single storey extension. This will measure approximately 6.5 metres in width and will be finished in roughcast.
- 2.2 A number of alterations are proposed to the remainder of the exterior of the building including the installation of a new shop front onto Hunter Street and the formation of a ramp to the public access to the rear. The main customer area and counter will be located within the original buildings and the replacement extension and the toilets, staff facilities and the ancillary rooms will be housed within the rear extension.
- 2.3 These proposed alterations are to facilitate the use of the building as a betting office.

### **3 Background**

- 3.1 The application site lies within the East Kilbride Village Conservation Area and is designated as a commercial area in the adopted East Kilbride and District Local Plan. The relevant policies in this plan are policies DC1 and SLP6 – Development Control General, ENV6 – Protection of the Built and Natural Environment and ENV8 – Conservation Areas.

#### **3.2 Relevant Government Advice/Policy**

Government guidance with regards to Listed Buildings is contained within the Memorandum of Guidance on Listed Buildings and Conservation Areas. This gives general design guidance in instances where works are being undertaken to Listed Buildings or properties within Conservation Areas.

### 3.3 Planning Background

A number of planning applications have been submitted for the site since 1991 including rear extensions, change of use to hot foot take away (P/94/205/CA – refused in October 1994) and change of use to Restaurant (EK/96/325 – refused in January 1997). More recently in 2003 an application was submitted for Change of Use from Shop (Class I) to betting office (Class 2), demolition of existing and erection of replacement single storey link building to rear and shop front/external alterations. This application, EK/03/0339 was approved in October 2003. The consent has not yet been implemented.

## 4 Consultations

- 4.1 East Mains Community Council has objected to the proposal on the following grounds

**There is already two bookmakers in the village and no need for a third.**

**Response:** Approval for the Change of Use to Class 2 was issued in October 2003 with this application relating to physical external alterations to the property only.

- 4.2 **Policy COM5 – Core retail areas states that at least 75% of the units in the village should be Class I retailing. The current percentage is well below 75% and the application should be refused on this basis.**

**Response:** As detailed above, planning permission was granted on 1<sup>st</sup> October 2003 for the Change of Use of this property from Class I to Class 2 betting office. This was prior to the current Local Plan, which contains Policy COM5, being adopted.

- 4.3 **Parking in Hunter Street at the moment is very poor and another bookmakers would only add to already difficult parking restrictions.**

**Response:** Roads and Transportation Services have been consulted and have offered no objections to the proposal given the proximity of adequate parking facilities in the vicinity of the site ie Kittoch Street Car park. It should be noted that the premises benefit from a new rear public access, permitted under the previous planning permission EK/03/0339 approved in October 2003.

- 4.4 **Environmental Services – have offered no objections to the proposal subject to standard conditions relating to noise.**

**Response:** Noted. Relevant standard condition has been attached (Condition No 8).

- 4.5 **Roads and Transportation Services – have offered no objections to the proposal given the proximity of adequate parking facilities in the vicinity of the site.**

**Response:** Noted.

- 4.6 **Scottish Water – have offered no objections to the proposal.**

**Response:** Noted.

## 5 Representations

- 5.1 Following statutory neighbour notification and advertisement, one letter of objection was received. The points raised in the letter are summarised as follows:

- 5.2 **The premises are within a Conservation Area and the side and rear aspects of the building are as important as its front.**



**Response:** While I agree that the side and rear of buildings within the Conservation Area are considered as important as its front by Historic Scotland, in this instance, in my opinion the proposed external alterations to the rear of the building will vastly improve the appearance of the existing building which appears dilapidated and vandalized when viewed from the rear service access.

**5.3 Are the proposed alterations in fact necessary?**

**Response:** Given that the use of the building is to be as a betting office (granted under a previous consent) additional floorspace and improvements to the external fabric are required. These proposals will improve the overall appearance of the building which is in disrepair.

This letter has been copied and is available for inspection in the usual manner.

**6 Assessment and Conclusions**

- 6.1 The issue for consideration in the assessment of this application is whether the external alterations proposed are appropriate for the building given its location within the Conservation Area.
- 6.2 It should be noted that the extension will be flat roofed. However, it will not be visible from the front and the pitched roof of an earlier rear extension of this building and large rear extensions to other adjacent buildings will screen the area from the rear car park. The increase in width of the extension at the rear, in my opinion, will assist in deterring anti-social behaviour which occurs on a regular basis at present. Conditions relating to installation of security lighting and a CCTV camera at the rear will be imposed. (Condition No 9) This should improve overall security for customers and employees of the new business as well as of adjacent businesses.
- 6.3 With regard to the shop front alterations, the existing shop front is non-traditional in terms of design and I am satisfied that the replacement will be an improvement in terms of both design and materials. The actual signage associated with the bookmakers will be considered under cover of a separate application.
- 6.4 I am of the view that the proposal complies with policies DC1, SLP6, ENV6 and ENV8 of the East Kilbride and District Local Plan.
- 6.5 In summary, I conclude that the proposal is acceptable in terms of the external changes proposed to the buildings and, this being so, I consequently recommend that permission be granted.

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

**30 March 2005**

### **Previous References**

- ◆ EK/03/0339 – Approved – 1 October 2003

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans  
East Kilbride and District Local Plan
- ▶ Consultations
  - Consultation response from East Mains Community Council dated 18.2.05
  - Consultation response from Environmental Services dated 4.3.05
  - Consultation response from Roads and Transportation dated 23.2.05
  - Consultation response from Scottish Water dated 17.3.05
- ▶ Representations
  - Representation from : Joe Allan, East Kilbride History Society  
94 Franklin Place  
East Kilbride  
G75 8LS, DATED 09/03/05

### **Contact for Further Information**

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

Maud McIntyre  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Conservation Area Consent

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0066

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That a sample of the external colour proposed for the external doors, windows and shopfront shall be submitted to and approved by the Council as Planning Authority prior to the commencement of works. On approval, the external doors, windows and shopfront shall be finished in the said colour and shall thereafter be maintained as such to the Council's satisfaction.
- 5 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 6 That before any development starts, a detailed plan and cross section showing any proposed roller shutter and box for the rear and front doors shall be submitted to and approved by the Council as Planning Authority and no work shall commence on site until these details have been submitted and approved.
- 7 That the opening hours of the premises shall be limited to between 0800 and 2200.
- 8 The following hours should be adopted as 'standard' for carrying out all works and ancillary operations which are audible at the site boundary.  
Monday - Friday 8.00am - 7.00pm  
Saturday 8.00am - 1.00pm  
Sunday None  
Any deviation from the above should only occur when:  
a) The applicant has satisfied the Council that the works can only be carried out at times outwith the standard hours for operational reasons or;  
b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimise noise problems.

- 9 That before development starts, a detailed plan or manufacturers brochure shall be submitted to show the position and design of CCTV cameras and lighting to be installed on the west elevation of the rear of the building. On approval, the said items shall be installed in accordance with the plan and shall be fully operational prior to the premises being brought into use and shall be maintained as such to the Council's satisfaction.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 To safeguard the amenity of the area.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 To safeguard the amenity of the area.
- 8 In the interests of amenity.
- 9 In the interests of amenity and public safety.



# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0068
Planning Proposal:	Alterations to Existing Extension

## 1 Summary Application Information

- Application Type : Conservation Area Consent application
- Applicant : Ami Singh
- Location : 4 Hunter Street  
East Kilbride

## 2 Recommendation(s)

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

- (1) Grant Conservation Area Consent

## 2.2 Other Actions/Notes

## 3 Other Information

- ◆ Applicant's Agent: DTA Chartered Architects
- ◆ Council Area/Ward: 19 East Mains
- ◆ Policy Reference(s): DC1 and SLP6 (Development Control General)  
ENV6 (Protection of the Built and Natural Environment) and ENV8 (Conservation Areas)  
of the Adopted East Kilbride and District Local plan as a commercial area in the adopted plan

◆ Representation:

- ▶ 1 Comments Letter

◆ Consultation(s):

East Mains

Scottish Water

Roads and Transportation Services (East Kilbride)

Strathclyde Police - Community Safety Dept. (SLC)

Building Control Services (East Kilbride Area)

East Mains Community Council

Public Protection - Environmental Health (East Kilbride)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site relates to an existing two storey building which lies on the north side of Hunter Street, East Kilbride and situated within the designated village Conservation Area.
- 1.2 The property benefits from planning permission for the use as a betting office, approved under Planning Application No EK/03/0339 in October 2003. The building, however, is currently unoccupied and remains as a disused shop within the original part of the buildings which is accessed from Hunter Street to the front. A separate redundant meat preparation premises with ancillary rooms is situated within two single storey extensions to the rear which were added to the building some time ago. A separate door provides access to this part of the building from a rear service/parking area.
- 1.3 The property is situated within the main commercial area in the village and is surrounded by a number of retail and professional services. Offices are located above the premises and to the east side and a shop unit is located to the other side. A restaurant and several shops lie across the road to the south. A rear service/parking area is situated to the rear of the building which is within the joint ownership of the property owner.

### **2 Proposal(s)**

- 2.1 This report refers to an application for Conservation Area Consent for downtakings to the existing building. More specifically the proposal comprises the demolition of the single storey link building between the rear extension and the original building. The proposed alterations, set out in paragraph 2.2 form the detailed of the separate Planning Application Report EK/05/0066.
- 2.2 A number of alterations are proposed to the remainder of the exterior of the building including the installation of a new shop front onto Hunter Street and the formation of a ramped public access to the rear. The main customer area and counter will be located within the original buildings and the replacement extension and the toilets, staff facilities and the ancillary rooms will be housed within the rear extension.
- 2.3 These proposed alterations are to facilitate the use of the building as a betting office.

### **3 Background**

- 3.1 The application site lies within the East Kilbride Village Conservation Area and is designated as a commercial area in the adopted East Kilbride and District Local Plan. The relevant policies in this plan are policies DC1 and SLP6 – Development Control General, ENV6 – Protection of the Built and Natural Environment and ENV8 – Conservation Areas.
- 3.2 **Relevant Government Advice/Policy**  
Government guidance with regards to Listed Buildings is contained within the Memorandum of Guidance on Listed Buildings and Conservation Areas. This gives general design guidance in instances where works are being undertaken to Listed Buildings or properties within Conservation Areas.

### 3.3 Planning Background

A number of planning applications have been submitted for the site since 1991 including rear extensions, change of use to hot foot take away (P/94/205/CA – refused in October 1994) and change of use to Restaurant (EK/96/325 – refused in January 1997). More recently in 2003 an application was submitted for Change of Use from Shop (Class I) to betting office (Class 2), demolition of existing and erection of replacement single storey link building to rear and shop front/external alterations. This application, EK/03/0339 was approved in October 2003. The consent has not yet been implemented.

## 4 Consultation(s)

- 4.1 East Mains Community Council has objected to the proposal on the following grounds

**There is already two bookmakers in the village and no need for a third.**

**Response:** Approval for the Change of Use to Class 2 was issued in October 2003 with this application relating to physical external alterations to the property only.

**Policy COM5 – Core retail areas states that at least 75% of the units in the village should be Class I retailing. The current percentage is well below 75% and the application should be refused on this basis.**

**Response:** As detailed above, planning permission was granted on 1<sup>st</sup> October 2003 for the Change of Use of this property from Class I to Class 2 betting office. This was prior to the current Local Plan, which contains Policy COM5, being adopted.

**Parking in Hunter Street at the moment is very poor and another bookmakers would only add to already difficult parking restrictions.**

**Response:** Roads and Transportation Services have been consulted and have offered no objections to the proposal given the proximity of adequate parking facilities in the vicinity of the site ie Kittoch Street Car park. It should be noted that the premises benefit from a new rear public access, permitted under the previous planning permission EK/03/0339 approved in October 2003.

- 4.2 **Environmental Services – have offered no objections to the proposal subject to standard conditions relating to noise.**

**Response:** Noted. A relevant standard condition has been attached (Condition No 8).

- 4.3 **Roads and Transportation Services – have offered no objections to the proposal given the proximity of adequate parking facilities in the vicinity of the site.**

**Response:** Noted.

- 4.4 **Scottish Water – have offered no objections to the proposal.**

**Response:** Noted.

## 5 Representations

- 5.1 Following statutory neighbour notification and advertisement, one letter of objection was received. The points raised in the letter are summarised as follows:

**The premises are within a Conservation Area and the side and rear aspects of the building are as important as its front.**



**Response:** While I agree that the side and rear of buildings within the Conservation Area are considered as important as its front by Historic Scotland, in this instance, in my opinion the proposed external alterations to the rear of the building will vastly improve the appearance of the existing building which appears dilapidated and vandalized when viewed from the rear service access.

**Are the proposed alterations in fact necessary?**

**Response:** Given that the use of the building is to be as a betting office (granted under a previous consent) additional floorspace and improvements to the external fabric are required. These proposals will improve the overall appearance of the building which is in disrepair.

This letter has been copied and is available for inspection in the usual manner.

**6 Assessment and Conclusions**

- 6.1 The issue for consideration in the assessment of this application is whether the demolition proposed is appropriate for the building given its location within the Conservation Area.
- 6.2 It should be noted that the replacement extension will be flat roofed. However, it will not be visible from the front and the pitched roof of an earlier rear extension of this building and large rear extensions to other adjacent buildings will screen the area from the rear car park. The increase in width of the replacement extension at the rear, in my opinion, will assist in deterring anti-social behaviour which occurs on a regular basis at present. Conditions relating to installation of security lighting and a CCTV camera at the rear will be imposed.(Condition No 9) This should improve overall security for customers and employees of the new business as well as of adjacent businesses.
- 6.3 With regard to the shop front alterations, the existing shop front is non-traditional in terms of design and I am satisfied that the replacement will be an improvement in terms of both design and materials. The actual signage associated with the bookmakers will be considered under cover of a separate application.
- 6.4 I am of the view that the proposal complies with policies DC1, SLP6, ENV6 and ENV8 of the East Kilbride and District Local Plan.
- 6.5 In summary, I conclude that the proposal is acceptable in terms of the replacement extension and external changes proposed to the buildings and, this being so, consequently recommend that Conservation Area Consent be granted.

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

**30 March 2005**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans  
East Kilbride and District Local Plan
- ▶ Consultations
  - Consultation response from East Mains Community Council dated 18.2.05
  - Consultation response from Environmental Services dated 4.3.05
  - Consultation response from Roads and Transportation dated 23.2.05
  - Consultation response from Scottish Water dated 17.3.05
- ▶ Representations
  - Representation from : Joe Allan, East Kilbride History Society  
94 Franklin Place  
East Kilbride  
G75 8LS, DATED 09/03/05

### **Contact for Further Information**

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

Maud McIntyre  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0068

## CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That a sample of the external colour proposed for the external doors, windows and shopfront shall be submitted to and approved by the Council as Planning Authority prior to the commencement of works. On approval, the external doors, windows and shopfront shall be finished in the said colour and shall thereafter be maintained as such to the Council's satisfaction.
- 5 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 6 That before any development starts, a detailed plan and cross section showing any proposed roller shutter and box for the rear and front doors shall be submitted to and approved by the Council as Planning Authority and no work shall commence on site until these details have been submitted and approved.
- 7 That the opening hours of the premises shall be limited to between 0800 and 2200.
- 8 The following hours should be adopted as 'standard' for carrying out all works and ancillary operations which are audible at the site boundary.  
Monday - Friday 8.00am - 7.00pm  
Saturday 8.00am - 1.00pm  
Sunday None  
Any deviation from the above should only occur when:  
a) The applicant has satisfied the Council that the works can only be carried out at times outwith the standard hours for operational reasons or;  
b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimise noise problems.
- 9 That before development starts, a detailed plan or manufacturers brochure shall be submitted to show the position and design of CCTV cameras and lighting to be installed on the west elevation of the rear of the building. On approval, the said items shall be installed in accordance with the plan and shall be fully operational prior to the premises being brought into use and shall be maintained as such to the Council's satisfaction.

## **REASONS**

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 To safeguard the amenity of the area.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 To safeguard the amenity of the area.
- 8 In the interests of amenity.
- 9 In the interests of amenity and public safety.



# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0079
Planning Proposal:	Erection of two storey side and rear extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs Docherty
- Location : 45 Davies Acre  
Stewartfield  
East Kilbride

## 2 Recommendation

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – based on attached conditions).

## 2.2 Other Actions/Notes

## 3 Other Information

- ◆ Applicant's Agent: BM Design
- ◆ Council Area/Ward: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): DC1, SLP6
- ◆ Representation(s):
  - ▶ 1 Objection Letter
- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)



## Planning Application Report

### 1 Application Site

- 1.1 The application relates to a detached two storey house on 45 Davie's Acre in the Kittochside area of East Kilbride. The site is bounded to the north, east and west by similar dwellinghouses and by open space to the south. Access to the site is via Castlehill Green.

### 2 Proposal

- 2.1 This is a detailed planning application for the erection of a two storey extension to the side and rear of the property which would provide approximately 49 square metres of additional floorspace to the existing building. The extension will project a further 1.6 metres in height than the existing side elevation and project an additional 3.2 metres from the existing building line. The extension would be hipped below the line of the eaves of the existing building and form a gable end when viewed from the side elevation. The proposed materials for the extension are concrete roof tiles, rendered walls and UPVC windows all to match the existing house. The proposed accommodation comprises one public room, an additional bedroom and bathroom.

### 3 Background

#### 3.1 Local Plan Status

The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General.

### 4 Consultation

#### 4.1 Roads and Transportation Services – Offer no objections

**Response:** Roads and Transportation Services requested the existing garage be retained and should not be used to form living accommodation at a later date. The permitted development rights for this alteration was removed with the original planning consent for this property and any proposal would be subject to a further planning application.

### 5 Representation

- 5.1 Following statutory notification one letter of objection was received. The grounds of objection have been summarised as follows: -

**1. The neighbouring property would be hemmed in by the proposed extension.**

**Response:** The original proposal extended 3.7 metres beyond the line of the existing property. The applicants have agreed to reduce this projection to 3.2 metres and reduce the roof pitch from 25% to 20%. This will reduce the visual impact of the extension and I would not consider the projection as excessive and therefore would not recommend refusal on this basis.

**The extension will change the nature of the adjacent property and have an enclosed and claustrophobic aspect.**

**Response:** The properties in this area have an informal building line and I would not consider the proposal at this scale to have a claustrophobic effect at a level to warrant refusal of the application.

## **6 Assessment and Conclusions**

- 6.1 The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.
- 6.2 In terms of the East Kilbride Local Plan the application can be assessed against Policies DC1 and SLP6 – Two Storey Extensions. Policy states that when considering applications for all types of development, the Council will take into account the visual effect of the proposal, the impact on traffic and the effect on neighbouring properties. Policy SLP6 states that before approving an extension the Council will require to be satisfied that the resulting building will not be too large in relation to the area of its plot, is an acceptable distance from other houses, and that there will be no significant obstruction of light.
- 6.3 Given the above I would raise no objections to this proposal and therefore recommend that planning permission is granted.

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

**29 March 2005**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (East Kilbride) 21/02/05
- ▶ Representations
  - Representation from : Vincent & Elizabeth Farrell, 43 Davies Acre  
Kittochmuir  
East Kilbride  
G74 5BZ, DATED 28/02/05

## **Contact for Further Information**

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

Evelyn-Ann Stewart  
(Tel :01355 806315 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk



Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0079

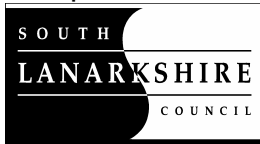
**CONDITIONS**

- 1        That the development hereby permitted shall be started within five years of the date of this permission.
  
- 2        That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
  
- 3        That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.

**REASONS**

- 1        To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2        In the interests of amenity and in order to retain effective planning control.
3.       To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.





# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0080
Planning Proposal:	Erection of 60 bedroom nursing home

## **1 Summary Application Information**

- Application Type : Detailed Planning Application
- Applicant : Mrs M Sawers
- Location : Rosaburn Avenue/ Greenhills Road  
East Kilbride

## **2 Recommendation(s)**

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

- (1) Grant Detailed Planning Permission (subject to conditions – based upon the following)

## **2.2 Other Actions/Notes**

## **3 Other Information**

- ◆ Applicant's Agent: Young & Gault Architects
- ◆ Council Area/Ward: 25 Greenhills
- ◆ Policy Reference(s): Policy SLP6 of the East Kilbride and District  
Local Plan

◆ Representation(s): None

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

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

Public Protection - Environmental Health (East Kilbride)



## Planning Application Report

### 1 Application Site

- 1.1 The application site is located adjacent to Greenhills Road, East Kilbride. The site is bounded by the existing Lindsayfield Lodge which was constructed by the applicant last year to the east, housing in Rosaburn Avenue to the south, Greenhills Road to the north and the Ballerup School grounds to the west. The site occupies part of the Ballerup grounds.
- 1.2 The site extends to 0.64 hectares and is flat rising slightly to Greenhills road in the north of the site. It is currently grassed.

### 2 Proposal(s)

- 2.1 The applicant intends to erect a sixty bedroom nursing home. The accommodation will be provided over two storeys and will consist of a kitchen serving the home, communal dining/lounge areas on each floor, nursing stations for each of the four wings, communal assisted bathrooms, additional smaller lounges and associated staff and storage accommodation. The site will be accessed via the existing nursing home in Rosaburn Avenue.
- 2.2 The building is formed in an L shape and internally is arranged with two wings on each floor. The nursing stations are centrally located adjacent to the communal area which allows supervision of residents, in terms of safety. Two of the wings contain seventeen ensuite bedrooms and two contain thirteen bedrooms. Enclosed garden areas are provided for residents' use. Externally, twenty parking spaces are to be provided. The materials to be used will match the adjacent nursing home.

### 3 Background

The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. The site is identified for residential purposes in the local plan and any proposal would be assessed against Policy RES5 (Residential Amenity). A discussion of the proposal against the policy is contained in Section 6 below.

### 4 Consultations

- 4.1 **SLC Roads and Transportation Services** raised no objections to the proposal, subject to conditions  
**Response:** Noted. Conditions will be attached to any consent issued (Condition Nos. 11 & 12).
- 4.2 **SLC Environmental Services** raised no objections to the proposals subject to Conditions relating to ventilation from the nursing home.  
**Response:** Noted. Conditions will be attached to any consent issued (Condition Nos. 6 & 7).
- 4.3 **SEPA** raised no objections providing that the proposal connects into the public sewer.  
**Response:** Noted. This site drains to Philipshill Wastewater Treatment Works which is currently being upgraded. A condition will be attached to any consent to ensure that the development connects into the public sewer (Condition No 10).

**5 Representation(s)**

- 5.1 No representations were received in respect of this application.

**6 Assessment and Conclusions**

- 6.1 The applicant has applied to erect a sixty bedroom nursing home at a site adjacent to an existing nursing home in Rosaburn Avenue, Lindsayfield. The existing nursing home is owned and operated by the applicant. The new care home would share the garden area with the existing home however the level difference on the site would create an element of separation.
- 6.2 The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is located within an area zoned for residential use within the adopted plan. A nursing home is therefore an appropriate use in this area. Policy SLP6 of the adopted local plan states that all planning applications should take account of the local context and built form and should be compatible with adjacent buildings in terms of scale, massing and materials. The proposed nursing home will be constructed in the same materials as the existing, adjacent nursing home. This will create an integrated care home, even though the two buildings are not physically connected. As with the existing home, the proposed building is two storeys in height which will not dominate adjacent residential properties.
- 6.3 The proposed nursing home is located next to the existing Ballerup High School playing fields. This site is due to be redeveloped as part of the Schools PPP project. The proposed nursing home site includes the provision of a connection into this development site and its layout will not compromise development of the adjacent site.
- 6.4 Given the above, I would raise no objections and therefore recommend that planning permission is granted.

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

**29 March 2005**

**Previous References**

- ◆ None

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
  - Public Protection - Environmental Health (East Kilbride) 24/02/05
  - S.E.P.A. (West Region) 25/02/05
- ▶ Representations - None

**Contact for Further Information**

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

Lesley Campbell  
(Tel :01355 806314 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0080

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 5 That before the development hereby approved is occupied or brought into use, a 1.8 metre timber close boarded fence shall be erected along the boundary marked green on the approved plans.
- 6 That before the development hereby approved is completed or brought into use details of the method of ventilating the food preparation and food sales areas shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the development is brought into use the ventilation system approved under Condition No.6 above shall be installed and operative to the specification of the Head of Public Protection and to the satisfaction of the Council as Planning Authority.
- 8 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 9 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 10 That no dwellinghouse shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 11 That before the development hereby approved is completed or brought into use, twenty parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.



- 12 That before any works commence on site, details of and the proposed location of any signage preventing construction traffic entering or parking on the residential part of Rosaburn Avenue should be submitted to and approved by the Council as Roads and Planning Authority. The signage should be erected and maintained by the applicant throughout the duration of the works.
- 13 The following hours should be adopted as 'standard' for the carrying out of all works and ancillary operations which are audible at the site boundary.  
Monday - Friday 8.00 am - 7.00 pm  
Saturday 8.00 am - 1.00 pm  
Sunday None  
Any deviation from the above should only occur when:  
a) The applicant has satisfied the Council that the works can only be carried out at times outwith the standard hours for operational reasons or;  
b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimise noise problems.
- 14 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In the interests of amenity.
- 6 To safeguard the amenity of the area.
- 7 To safeguard the amenity of the area.
- 8 To safeguard the amenity of the area.
- 9 In order to retain effective planning control
- 10 To ensure the provision of a satisfactory sewerage system
- 11 To ensure the provision of adequate parking facilities within the site.
- 12 To safeguard the residential amenity of the area.
- 13 In the interests of the amenity of the adjoining residential area.
- 14 To ensure the provision of a satisfactory land drainage system.





# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>13 April 2005</b>
Report by:	<b>Executive Director (Corporate Resources)</b>

Subject:	<b>Community Grant Applications</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval of the allocation of community grants to 25 community groups in the East Kilbride area.

## 2. Recommendation(s)

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

(1) that community grants be awarded as follows:-

- |     |                   |  |
|-----|-------------------|--|
| (a) | Applicant:        | Lister Tower Residents Association, East Kilbride<br>(EK/1/05)       |
|     | Amount Requested: | £850   |
|     | Purpose of Grant: | Outing and equipment   |
|     | Amount Awarded:   | £400   |
|     |                   |  |
| (b) | Applicant:        | Mossneuk Church Ladies Friendship Circle, East<br>Kilbride (EK/2/05) |
|     | Amount Requested: | £450   |
|     | Purpose of Grant: | Outing and entrance fees   |
|     | Amount Awarded:   | £350   |
|     |                   |  |
| (c) | Applicant:        | Moncrieff Church Guild, East Kilbride (EK/4/05)                      |
|     | Amount Requested: | £200   |
|     | Purpose of Grant: | Outing   |
|     | Amount Awarded:   | £200   |
|     |                   |  |
| (d) | Applicant:        | Scottish Co-operative Womans Guild, East Kilbride<br>(EK/5/05)       |
|     | Amount Requested: | £500   |
|     | Purpose of Grant: | Outing   |
|     | Amount Awarded:   | £200   |

- (e) Applicant: Globe Court Tenants and Residents Association,  
East Kilbride (*EK/6/05*)  
Amount Requested: £450  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £350
- (f) Applicant: National Autistic Society (South Lanarkshire  
Branch), East Kilbride (*EK/7/05*)  
Amount Requested: £254  
Purpose of Grant: Equipment  
Amount Awarded: £250
- (g) Applicant: East Kilbride Girls Football Club, East Kilbride  
(*EK/8/05*)  
Amount Requested: £661  
Purpose of Grant: Equipment  
Amount Awarded: £250
- (h) Applicant: Red Deer (Junior) Bowling Club, East Kilbride  
(*EK/9/05*)  
Amount Requested: £1,000  
Purpose of Grant: Equipment  
Amount Awarded: £250
- (i) Applicant: The Treehouse Playgroup, East Kilbride  
(*EK/10/05*)  
Amount Requested: £1,000  
Purpose of Grant: Equipment & material  
Amount Awarded: £500
- (j) Applicant: The West Church Men's Club, Strathaven  
(*EK/11/05*)  
Amount Requested: £400  
Purpose of Grant: Equipment  
Amount Awarded: £300
- (k) Applicant: Ardochrigg Tenants and Residents Association,  
East Kilbride (*EK/12/05*)  
Amount Requested: £500  
Purpose of Grant: Start-up  
Amount Awarded: £250
- (l) Applicant: Forever Friends, East Kilbride (*EK/13/05*)  
Amount Requested: £950  
Purpose of Grant: Equipment  
Amount Awarded: £500

- (m) Applicant: Strathaven Scout/Guide Centre, Strathaven  
(EK/13/05)  
Amount Requested: £750  
Purpose of Grant: Equipment  
Amount Awarded: £350
- (n) Applicant: Midweek Walking Group, East Kilbride (EK/16/05)  
Amount Requested: £705  
Purpose of Grant: Equipment  
Amount Awarded: £300
- (o) Applicant: 7th East Kilbride Boys Brigade, East Kilbride  
(EK/17/05)  
Amount Requested: £750  
Purpose of Grant: Special event  
Amount Awarded: £350
- (p) Applicant: Fraser River Tower Tenants/Residents  
Association, Strathaven (EK/18/05)  
Amount Requested: £1,000  
Purpose of Grant: Equipment  
Amount Awarded: £500
- (q) Applicant: Strathaven Pre-School Playgroup, Strathaven  
(EK/19/05)  
Amount Requested: £420  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £350
- (r) Applicant: East Kilbride & District Talking Newspaper, East  
Kilbride (EK/21/05)  
Amount Requested: £1,000  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £600
- (s) Applicant: St Andrews Court Tenants Social Club, East  
Kilbride (EK/159/04)  
Amount Requested: £264  
Purpose of Grant: Equipment  
Amount Awarded: £240
- (t) Applicant: Greenhills Community Group, East Kilbride  
(EK/161/04)  
Amount Requested: £366  
Purpose of Grant: Start-up  
Amount Awarded: £250
- (u) Applicant: Drumclog Kirk Guild, Strathaven (EK/167/04)  
Amount Requested: £200  
Purpose of Grant: Outing  
Amount Awarded: £200

- (v) Applicant: Phoenix Court Residents Association, East Kilbride (*EK/171/04*)  
Amount Requested: £404  
Purpose of Grant: Equipment and outing  
Amount Awarded: £270
- (w) Applicant: The Friendship Club, East Kilbride (*EK/174/04*)  
Amount Requested: £300  
Purpose of Grant: Outing  
Amount Awarded: £200
- (x) Applicant: Brancumhall Seniors Bowling and Recreation Club, East Kilbride (*EK/177/04*)  
Amount Requested: £600  
Purpose of Grant: Outing and entrance fees  
Amount Awarded: £300
- (y) Applicant: Strathaven Balloon Festival, East Kilbride (*EK/178/04*)  
Amount Requested: £1,000  
Purpose of Grant: Special event  
Amount Awarded: £700

### **3. Background**

- 3.1. The Council operates a community grants scheme to support local constituted groups and voluntary organisations. Applications are invited continually through the year.

### **4. Employee Implications**

- 4.1. None

### **5. Financial Implications**

- 5.1. The current position of the community grant allocation for the East Kilbride Area in 2005/2006 is as follows:-

Total allocation	£52,000
Community Grants recommended in this report	£8,410
Remaining balance	£37,340

### **6. Other Implications**

- 6.1. None

### **7. Consultation**

- 7.1. All the necessary consultation with the community groups has taken place.

**Alan Cuthbertson**  
**Executive Director (Corporate Resources)**

30 March 2005

East Kilbride Area Committee  
13 April 2005

**List of Background Papers**

- ◆ Individual application forms

**Contact for Further Information**

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

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