

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 23 August 2011

Chair:

Councillor Graham Scott

Councillors Present:

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

Councillors' Apologies:

Edward McAvoy, Lesley McDonald, Alex McInnes

Attending:

Corporate Resources

K Bartie, Administration Assistant; L Carstairs, Public Relations Officer; P MacRae, Administration Officer

Enterprise Resources

G Cameron, Headquarters Manager, Planning and Building Standards Services; L Dickson, Planning Team Leader (Clydesdale); S Laird, Transportation Engineer; M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); T Meikle, Area Manager, Planning and Building Standards Services (Cambuslang/Rutherglen and East Kilbride); M McGlynn, Head of Planning and Building Standards Services

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Allison	Application CL/11/0298 – Erection of Wind Turbine at Easton Farm, Dunsyre	Applicant
McNeill and Ross-Taylor	New Lanark and Falls of Clyde Conservation Area Character Appraisal	Board Members of New Lanark Conservation Trust

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 21 June 2011 were submitted for approval as a correct record.

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

3 Application HM/09/0009 - Proposed Restoration of Former Reservoir to Provide Rough Grazing Land with Associated Ecological Improvements Through the Formation of Earthworks by Placement, Processing and Grading of Imported Materials at Former Wellbrae Reservoir, Muttonhole Road, Hamilton

A report dated 15 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0009 by Doonin Plant Limited for the proposed restoration of a former reservoir to provide rough grazing land with associated ecological improvements through the formation of earthworks by placement, processing and grading of imported materials at the former Wellbrae Reservoir, Muttonhole Road, Hamilton.

The Committee decided: that planning application HM/09/0009 by Doonin Plant Limited for the proposed restoration of a former reservoir to provide rough grazing land with associated ecological improvements through the formation of earthworks by placement, processing and grading of imported materials at the former Wellbrae Reservoir, Muttonhole Road, Hamilton be refused for the reasons detailed in the Executive Director's report.

4 Application CL/11/0267 - Erection of 2 x 12 Metres High Lighting Columns in Car Park Area at Loch Park Stadium, Shieldhill Road, Carluke

A report dated 4 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0267 by Tesco Stores Limited for the erection of 2 x 12 metres high lighting columns in the car park area at Loch Park Stadium, Shieldhill Road, Carluke.

The Committee decided: that planning application CL/11/0267 by Tesco Stores Limited for the erection of 2 x 12 metres high lighting columns in the car park area at Loch Park Stadium, Shieldhill Road, Carluke be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 28 April 2009 (Paragraph 3)]

5 Application CL/11/0324 - Erection of Signage at Loch Park Stadium, Shieldhill Road, Carluke

A report dated 4 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0324 by Tesco Stores Limited for the erection of 29 signs, including 7 illuminated signs, to be used for various purposes including direction, information, promotion and advertisements at Loch Park Stadium, Shieldhill Road, Carluke.

The Committee decided: that planning application CL/11/0324 by Tesco Stores Limited for the erection of 29 signs, including 7 illuminated signs, to be used for various purposes including direction, information, promotion and advertisements at Loch Park Stadium, Shieldhill Road, Carluke be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 28 April 2011 (Paragraph 3)]

6 Application CL/11/0044 - Change of Use and Erection of Extension to Auction Ring to Form Restaurant/Bar and Ancillary Takeaway and Formation of Car Parking at The Stone Ring, Braidfute Retail Park, Old Market Road, Lanark

A report dated 8 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0044 by Arianna Properties Limited for the change of use and erection of extension to auction ring to form restaurant/bar and ancillary takeaway and formation of car parking at The Stone Ring, Braidfute Retail Park, Old Market Road, Lanark.

The Committee decided: that planning application CL/11/0044 by Arianna Properties Limited for the change of use and erection of extension to auction ring to form restaurant/bar and ancillary takeaway and formation of car parking at The Stone Ring, Braidfute Retail Park, Old Market Road, Lanark be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 15 June 2004 (Paragraph 4)]

7 Application CL/11/0045 - Alterations and Erection of Extension to Auction Ring (Listed Building Consent) at The Stone Ring, Braidfute Retail Park, Old Market Road, Lanark

A report dated 8 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0045 by Arianna Properties Limited for alterations and erection of extension to auction ring (listed building consent) at The Stone Ring, Braidfute Retail Park, Old Market Road, Lanark.

The Committee decided: that planning application CL/11/0045 by Arianna Properties Limited for alterations and erection of extension to auction ring (listed building consent) at The Stone Ring, Braidfute Retail Park, Old Market Road, Lanark be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ referral of the application to the Scottish Ministers as the proposal related to works affecting a Category B listed building

[Reference: Minutes of 15 June 2004 (Paragraph 4)]

8 Application HM/10/0578 - Erection of 15 Metres Telecoms Mast and Associated Equipment at Farm Road, Opposite Thornhill Avenue, Blantyre

A report dated 15 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0578 by O2 Limited and Vodafone Limited for the erection of a 15 metres telecoms mast and associated equipment at Farm Road, opposite Thornhill Avenue, Blantyre.

The Committee decided: that planning application HM/10/0578 by O2 Limited and Vodafone Limited for the erection of a 15 metres telecoms mast and associated equipment at Farm Road, opposite Thornhill Avenue, Blantyre be granted subject to the conditions specified in the Executive Director's report.

9 Application HM/11/0216 - Erection of 12.5 Metres Telecommunications Mast and Associated Equipment at Highway Outside Care Home, Main Street, High Blantyre

A report dated 9 August 2011 was submitted on planning application HM/11/0216 by Telefonica UK Limited for the erection of a 12.5 metres telecommunications mast and associated equipment at the highway outside a care home, Main Street, High Blantyre.

Points raised in a late letter of representation from Councillor B Thomson were referred to at the meeting and addressed by officers.

The Committee decided: that planning application HM/11/0216 by Telefonica UK Limited for the erection of a 12.5 metres telecommunications mast and associated equipment at the highway outside a care home, Main Street, High Blantyre be granted subject to the conditions specified in the Executive Director's report.

10 Application CR/11/0027 - Erection of 61 Houses and Associated Roads and Landscaping at Land between Lightburn Road and Gilbertfield Road, Cambuslang

A report dated 16 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0027 by Dundas Estates and Development Company Limited for the erection of 61 houses and associated roads and landscaping at land between Lightburn Road and Gilbertfield Road, Cambuslang.

The Committee decided: that planning application CR/11/0027 by Dundas Estates and Development Company Limited for the erection of 61 houses and associated roads and landscaping at land between Lightburn Road and Gilbertfield Road, Cambuslang be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a financial contribution of £75,000 by the applicant towards affordable housing
- ◆ an amendment to Condition 15 as follows:-
"That prior to the occupation of any dwelling house hereby approved, the developer shall fund the upgrading of the street lighting along the frontage of Gilbertfield Road to the satisfaction of the Council as Roads and Planning Authority. An agreed strip of land shall also be reserved along the same frontage of the site from the access road eastwards, to allow for the possible future provision of a 2 metres wide footpath."

11 Application CL/11/0298 - Erection of Wind Turbine (27 Metres in Height to Blade Tip) at Easton Farm, Dunsyre

A report dated 8 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0298 by A Allison for the erection of a wind turbine (27 metres in height to blade tip) at Easton Farm, Dunsyre.

The Committee decided: that planning application CL/11/0298 by A Allison for the erection of a wind turbine (27 metres in height to blade tip) at Easton Farm, Dunsyre be granted subject to the conditions specified in the Executive Director's report.

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

12 Application CL/11/0202 - Erection of Telescopic Mast and Radio Antenna (4.7 Metres Vertically Lowered and 10.9 Metres Vertically Raised) at 6 Dunard Court, Carluke

A report dated 9 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0202 by I Muir for the erection of a telescopic mast and radio antenna (4.7 metres vertically lowered and 10.9 metres vertically raised) at 6 Dunard Court, Carluke.

The Committee decided: that planning application CL/11/0202 by I Muir for the erection of a telescopic mast and radio antenna (4.7 metres vertically lowered and 10.9 metres vertically raised) at 6 Dunard Court, Carluke be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of Clydesdale Area Committee of 29 August 2006 (Paragraph 7)]

13 Application CR/11/0107 - Erection of Single Storey Rear Extension at 166 Lightburn Road, Cambuslang

A report dated 15 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0107 by R Tullett for the erection of a single storey rear extension at 166 Lightburn Road, Cambuslang.

The Committee decided: that planning application CR/11/0107 by R Tullett for the erection of a single storey rear extension at 166 Lightburn Road, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

14 Application CL/11/0161 - Erection of 2 Storey Side Extension at 4 Fleming Gardens, Blackwood

A report dated 3 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0161 by M Simpson for the erection of a 2 storey side extension at 4 Fleming Gardens, Blackwood.

The Committee decided: that planning application CL/11/0161 by M Simpson for the erection of a 2 storey side extension at 4 Fleming Gardens, Blackwood be granted subject to the conditions specified in the Executive Director's report.

15 Application HM/11/0250 - Formation of Driveway at 2 St Ninians Place, Stonehouse

A report dated 15 August 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0250 by M Watt for the formation of a driveway at 2 St Ninians Place, Stonehouse.

The Committee decided: that planning application HM/11/0250 by M Watt for the formation of a driveway at 2 St Ninians Place, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

16 Application CL/10/0143 - Section 36 Consultation from the Scottish Government Relating to Proposed Windfarm (55MW) Consisting of 22 Turbines, Control Building, Access Tracks, Anemometer and Associated Infrastructure at Galawhistle Wind Farm, near Douglas

A report dated 15 August 2011 by the Executive Director (Enterprise Resources) was submitted on the Council's response to the Scottish Government's Section 36 consultation on planning application CL/10/0143 by Infinis plc for a proposed windfarm (55mw) consisting of 22 turbines, control building, access tracks, anemometer and associated infrastructure at Galawhistle Wind Farm, near Douglas.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan, the Glasgow and Clyde Valley Joint Structure Plan, Supplementary Planning Guidance on Renewable Energy and government advice/policy. Details of the assessment were provided in the report.

The application was considered acceptable on the basis of the following:-

- ◆ the proposal was consistent with Structure and Local Plan Policy and Supplementary Planning Guidance on Renewable Energy
- ◆ the proposal was consistent with relevant government guidance
- ◆ the accompanying Environmental Statement was a comprehensive document that adequately assessed key impacts
- ◆ there were no significant or material landscape and visual issues subject to the implementation of mitigation measures
- ◆ there were no significant or material ornithological and ecological issues subject to the implementation of mitigation measures
- ◆ the satisfactory development and operation of the site could be controlled by means of condition and legal agreements. The latter would include financial contributions to cover exceptional damage to roads, contributions towards monitoring and enforcement of works to the development, implementation of the Habitat Management Plan and contributions to the Council's Renewable Energy Fund

The Committee decided: that the Scottish Government be advised that the Council had no objections to planning application CL/10/0143 for the proposed windfarm at Galawhistle Windfarm, near Douglas subject to:-

- ◆ conditions based on the conditions attached to the Executive Director's report

- ◆ conclusion of legal agreements to ensure:-
 - ◆ remediation of any extraordinary wear and tear to the road network
 - ◆ contributions to the Council's Renewable Energy Fund
 - ◆ contributions towards monitoring and enforcement of works on the development
 - ◆ implementation of the Habitat Management Plan together with the provision of the associated bond

Councillors McKenna and McNeill left the meeting following consideration of this item

17 South Lanarkshire Local Plan Supplementary Planning Guidance - Residential Design Guide

A report dated 8 August 2011 by the Executive Director (Enterprise Resources) was submitted on the South Lanarkshire Local Plan Supplementary Planning Guidance (SPG) on Residential Design.

The Council's original Residential Development Guide was approved in 1998 and was revised in 2001. It contained advice and guidance on key development standards for planning applications dealing with new housing development throughout South Lanarkshire. The Guide now required to be updated and amended to take account of new policy at both national and local level.

The main objectives of the SPG were to:-

- ◆ encourage an improvement in the quality of the design and layout of new housing developments
- ◆ increase awareness of the principles of good design
- ◆ provide advice and guidance to developers on the key issues to consider when developing new residential sites

The draft Supplementary Planning Guidance on Residential Design had been subject to a 6 week consultation period which had taken place from 4 April to 20 May 2011. 3 comments had been received from stakeholders. Those comments had been considered and, where appropriate, were reflected in the SPG.

If approved, the Supplementary Planning Guidance on Residential Design would become a material planning consideration in deciding planning applications and appeals with immediate effect.

The Committee decided:

- (1) that the "Supplementary Planning Guidance: Residential Design Guide" be approved and published;
- (2) that the Head of Planning and Building Standards Services be authorised to modify the Supplementary Planning Guidance on Residential Design to take account of minor drafting and technical matters; and
- (3) that the Supplementary Planning Guidance become a material planning consideration in deciding planning applications and appeals with immediate effect.

18 Proposed Glasgow and Clyde Valley Strategic Development Plan

A report dated 8 August 2011 by the Executive Director (Enterprise Resources) was submitted on the preparation of the proposed Glasgow and Clyde Valley Strategic Development Plan.

The proposed Glasgow and Clyde Valley Strategic Development Plan described the Strategic Planning Authority's response to the land use planning issues and challenges facing Glasgow and the Clyde Valley area over the period to 2035. This included issues such as economic development, environment, transport, housing and infrastructure.

Details were given on:-

- ◆ the key areas addressed in the proposed Strategic Development Plan
- ◆ consultation arrangements

The proposed Plan had been the subject of a 6 week consultation period which commenced on 30 June and would conclude on 26 August 2011. Thereafter, the Plan would be examined by the Scottish Ministers when any unresolved representations would be dealt with. Following this, the Plan would be approved by the Scottish Ministers.

The Committee decided:

- (1) that the timetable for the approval of the Glasgow and Clyde Valley Strategic Development Plan be noted; and
- (2) that the conclusions and proposals set out in the proposed Strategic Development Plan for Glasgow and the Clyde Valley be supported.

[Reference: Minutes of 16 November 2010 (Paragraph 9)]

19 New Lanark and Falls of Clyde Conservation Area Character Appraisal

A report dated 8 August 2011 by the Executive Director (Enterprise Resources) was submitted on the New Lanark and Falls of Clyde Conservation Area Character Appraisal.

The New Lanark and Falls of Clyde Conservation Area Character Appraisal consisted of 5 main parts which:-

- ◆ provided a summary of the legislative background behind Conservation Areas and the purpose of carrying out a Conservation Area Character Appraisal
- ◆ outlined the historical development of New Lanark from the medieval period to the 20th century
- ◆ provided an assessment of the significance of key characteristics of historical and cultural value
- ◆ provided an analysis of the key townscape characteristics which included topography, setting, views and vistas, building materials and architectural character
- ◆ outlined the Council's existing policies and proposals for preservation and enhancement, including a new Article 4 Direction

At its meeting on 16 November 2011, the Committee had agreed to the publication of the draft Conservation Area Character Appraisal for New Lanark and the Falls of Clyde. The draft Conservation Area Character Appraisal had then been the subject of a 6 week consultation period which had taken place from 21 February to 1 April 2011. The comments received during the consultation period together with the Council's responses to those comments were attached as an appendix to the report. Those comments had been considered and, where appropriate, had been reflected in the Appraisal.

Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority could seek approval from the Scottish Government for directions that restricted permitted development rights. In the Draft Appraisal, it was proposed that an Article 4 Direction be used to control certain types of development. There had been no objections to the types of development proposed for the Article 4 Direction.

The Committee decided:

- (1) that the Conservation Area Character Appraisal for New Lanark and Falls of Clyde be approved;
- (2) that the Head of Planning and Building Standards Services be authorised to modify the Conservation Area Character Appraisal for New Lanark and the Falls of Clyde to take account of minor drafting and technical matters; and
- (3) that the Head of Planning and Building Standards Services be authorised to proceed with the appropriate public consultation on an Article 4 Direction for the New Lanark and Falls of Clyde Conservation Area and, thereafter, undertake the statutory procedures for its formal implementation.

[Reference: Minutes of 16 November 2010 (Paragraph 8)]

Councillor Ross-Taylor, having declared an interest in the above application, withdrew from the meeting during its consideration

20 Urgent Business

There were no items of urgent business.