

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 5 April 2011

Chair:

Councillor Graham Scott

Councillors Present:

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

Councillors' Apologies:

Tommy Gilligan, Archie Manson, Jim Wardhaugh

Attending:

Corporate Resources

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

Enterprise Resources

J Blake, Planning Officer (Hamilton); G Cameron, Headquarters Manager, Planning and Building Standards Services; L Campbell, Team Leader, Planning and Building Standards Services (East Kilbride); T Finn, Area Manager, Planning and Building Standards Services (Clydesdale); S Laird, Transportation Engineer; M McGlynn, Head of Planning and Building Standards Services

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 8 March 2011 were submitted for approval as a correct record.

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

3 Application HM/09/0360 - Erection of a Class 1 Retail Store with Associated Petrol Filling Station, Car Parking and Other Associated Works (Planning Permission in Principle) at Land at Larkhall Academy, Larkhall

A report dated 29 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0360 by Asda Stores Limited and Muse Developments for the erection of a Class 1 retail store with associated petrol filling station, car parking and other associated works (planning permission in principle) at land at Larkhall Academy, Larkhall.

Points raised in late letters of representation from Tesco Stores Limited, Goodson Cole Transportation (Consulting Engineers) and DPP (Planning Consultants) were referred to at the meeting and addressed by officers.

A request for a hearing had been received in respect of the application, however, in this case, the criteria for a hearing had not been met.

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

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

- ◆ approval of the planning application would not have a detrimental impact on Larkhall Town Centre or Hamilton
- ◆ approval of the planning application would not prejudice the local plan designated retail site
- ◆ the proposal would create 160 jobs and support economic development in Larkhall
- ◆ the delivery of the foodstore and associated infrastructure would be an essential catalyst in delivering the proposed mixed use development adjacent to the site
- ◆ the site could be safely accessed with adequate levels of car parking provision and the proposal raised no significant environmental or infrastructure issues

The Committee decided: that planning application HM/09/0360 by Asda Stores Limited and Muse Developments for the erection of a Class 1 retail store with associated petrol filling station, car parking and other associated works (planning permission in principle) at land at Larkhall Academy, Larkhall be granted subject to the conditions specified in the Executive Director's report.

4 Application HM/09/0361 - Erection of 336 Residential Units, Medical Centre, 60 Bed Care Home, Children's Nursery, Restaurant, Associated Car Parking and Ancillary Works (Planning Permission in Principle) at Land at Larkhall Academy, Larkhall

A report dated 29 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0361 by Muse Developments for the erection of 336 residential units, medical centre, 60 bed care home, children's nursery, restaurant, associated car parking and ancillary works (planning permission in principle) at land at Larkhall Academy, Larkhall.

The Committee decided: that planning application HM/09/0361 by Muse Developments for the erection of 336 residential units, medical centre, 60 bed care home, children's nursery, restaurant, associated car parking and ancillary works (planning permission in principle) at land at Larkhall Academy, Larkhall be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the following additional condition:-
"That the existing surface drainage regime between the 'SAC catchment', as defined in the Environmental Statement undertaken by RPS in July 2009 and the SAC shall be monitored.

Reason

To ensure there is no adverse impact on the adjacent Special Area of Conservation (SAC)."

5 Application CL/10/0457 - Residential Development (Planning Permission in Principle) at Land to North of Greenacres, Kersewell Avenue, Kaimend, Carnwath

A report dated 22 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0457 by R and F Builders and Consultants for a residential development (planning permission in principle) at land to the north of Greenacres, Kersewell Avenue, Kaimend, Carnwath.

A request for a hearing had been received in respect of the application, however, in this case, the criteria for a hearing had not been met.

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

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

- ◆ the proposal would consolidate the established pattern of residential development within the vicinity of the site
- ◆ it was broadly consistent with Scottish Planning Policy
- ◆ the woodland backdrop would visually integrate the site with its surroundings
- ◆ the proposal would require the upgrading of the existing private access road to an adoptable standard that would benefit the local community in terms of improved road safety
- ◆ the area could accommodate a small scale development in terms of landscape capacity and impact on the amenity and character of the surrounding area
- ◆ there were no significant infrastructure implications

The Committee decided:

that planning application CL/10/0457 by R and F Builders and Consultants for a residential development (planning permission in principle) at land to the north of Greenacres, Kersewell Avenue, Kaimend, Carnwath be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the following additional condition:-
"That unless otherwise agreed, all of the details approved under Condition 10 above shall be implemented to the satisfaction of the Council as Planning Authority before the occupation of any houses within the application site.

Reason

In the interests of road safety."

[Reference: Minutes of 26 May 2009 (Paragraph 14)]

Councillor McKenna left the meeting following consideration of this item

6 Application CR/11/0001 - Erection of a Mixed Use Development Comprising 14 Cottage Flats, 4 Semi-Detached Houses, 3 Class 1 Retail Shop Units and a Hot Food Shop at Site at Corner of Fernhill Drive and Neilvaig Drive, Fernhill

A report dated 22 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0001 by West of Scotland Housing Association for the erection of a mixed use development comprising 14 cottage flats, 4 semi-detached houses, 3 Class 1 retail shop units and a hot food shop at the site at the corner of Fernhill Drive and Neilvaig Drive, Fernhill.

The Committee decided: that planning application CR/11/0001 by West of Scotland Housing Association for the erection of a mixed use development comprising 14 cottage flats, 4 semi-detached houses, 3 Class 1 retail shop units and a hot food shop at the site at the corner of Fernhill Drive and Neilvaig Drive, Fernhill be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 1 December 2009 (Paragraph 15)]

7 Application CL/09/0329 - Extension to Sand and Gravel Quarry at Newbigging Quarry, Carnwath

A report dated 28 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0329 by Tarmac Limited for an extension to the sand and gravel quarry at Newbigging Quarry, Carnwath.

The Committee decided: that planning application CL/09/0329 by Tarmac Limited for an extension to the sand and gravel quarry at Newbigging Quarry, Carnwath be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 96 Agreement to cover extraordinary wear and tear on the public road network
- ◆ prior conclusion of a Section 75 Agreement covering the following matters:-
 - ◆ contributions to the South Lanarkshire Aggregate Quarries Fund
 - ◆ a restoration and aftercare bond to cover the quarry
- ◆ the applicant meeting the Council's legal costs associated with the Section 75 and other related Agreements

8 Application CR/11/0009 - Construction of MUGA Pitch with Associated Fencing at 267 King Street, Rutherglen

A report dated 22 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0009 by South Lanarkshire Council for the construction of a MUGA pitch with associated fencing at 267 King Street, Rutherglen.

The Committee decided:

that planning application CR/11/0009 by South Lanarkshire Council for the construction of a MUGA pitch with associated fencing at 267 King Street, Rutherglen be granted subject to the conditions specified in the Executive Director's report.

9 Urgent Business

There were no items of urgent business.