

Report

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Report to:	Clydesdale Area Committee
Date of Meeting:	21 June 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/11/0160
Planning Proposal:	Installation of Pitched Roof on Clubhouse

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Castlehill Bowling Green
- Location : Castlehill Bowling Club
Moorpark
Belstane Road
Carluke
ML8 4BG

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (Subject to Condition – Based on the Conditions Attached)

2.2 Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Alex Cullen & Co.
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
 - Policy RES6: Residential Land Use
 - Policy DM1: Development Management

- ◆ Representation(s):
 - ▶ 0 Objection Letter
 - ▶ 0 Support Letter
 - ▶ 0 Comments Letter

- ◆ Consultation(s):
None

Planning Application Report

1 Application Site

- 1.1 The application specifically relates to the clubhouse of Castlehill Bowling Club which is situated in a predominately residential area to the north of Carluke town centre. It adjoins Moor Park recreational area to the south and residential properties to the north. To the west is a strip of vacant land and beyond are dwellings whilst to the east by another area of vacant land and beyond that further dwellings.
- 1.2 The clubhouse is rectangular in shape and consists of flat and pitched roof sections. The site of the bowling club is in Council ownership.

2 Proposal(s)

- 2.1 The roof area over the main hall and lounge of the clubhouse is currently flat. The proposal involves the replacement of this flat roof section with a pitched roof which ties into an existing pitched roof on the central section.

3 Background

3.1 Local Plan

- 3.1.1 In the South Lanarkshire Local Plan the site is covered by Policy RES6: Residential Land Use which aims to protect residential amenity. Each application will be judged on its individual merits with particular consideration given to the impact upon residential amenity. Also of relevance is Policy DM1: Development Management which aims to ensure the development respect the local context and built from in terms of scale, massing, design, external material and impact on amenity.

3.2 Planning History

- 3.2.1 There has been no previous planning applications at this site over the past five years.

4 Consultation(s)

- 4.1 None

5 Representation(s)

- 5.1 In response to a neighbour notification and advertisement in the local press due to the non-notification of neighbours no letters of objection have been received.

6 Assessment and Conclusions

- 6.1 The proposal involves minor alterations to the clubhouse at Castlehill Bowling Club in Carluke involving the addition of a pitched roof. As the Council has a landholding interest in the application site the proposal must be reported to Committee for decision. The main consideration in determining the application is the impact on the amenity of the area.
- 6.2 The replacement of the existing flat roof with a pitched roof will improve the appearance and function of the clubhouse. It will also not result in any adverse impacts upon visual and residential amenity. It has been designed to an adequate standard and complies with Policies RES6 and DM1.
- 6.3 In view of the above assessment I recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies RES6 and DM1 of the South Lanarkshire Local Plan (Adopted).

Colin McDowall
Executive Director (Enterprise Resources)

2 June 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

- ▶ Representations

Contact for Further Information

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

Ian Hamilton, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
Ext 3186 (Tel :01555 673186)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/11/0160

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: 1101/ & 1102/2.

- 2 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.

REASONS

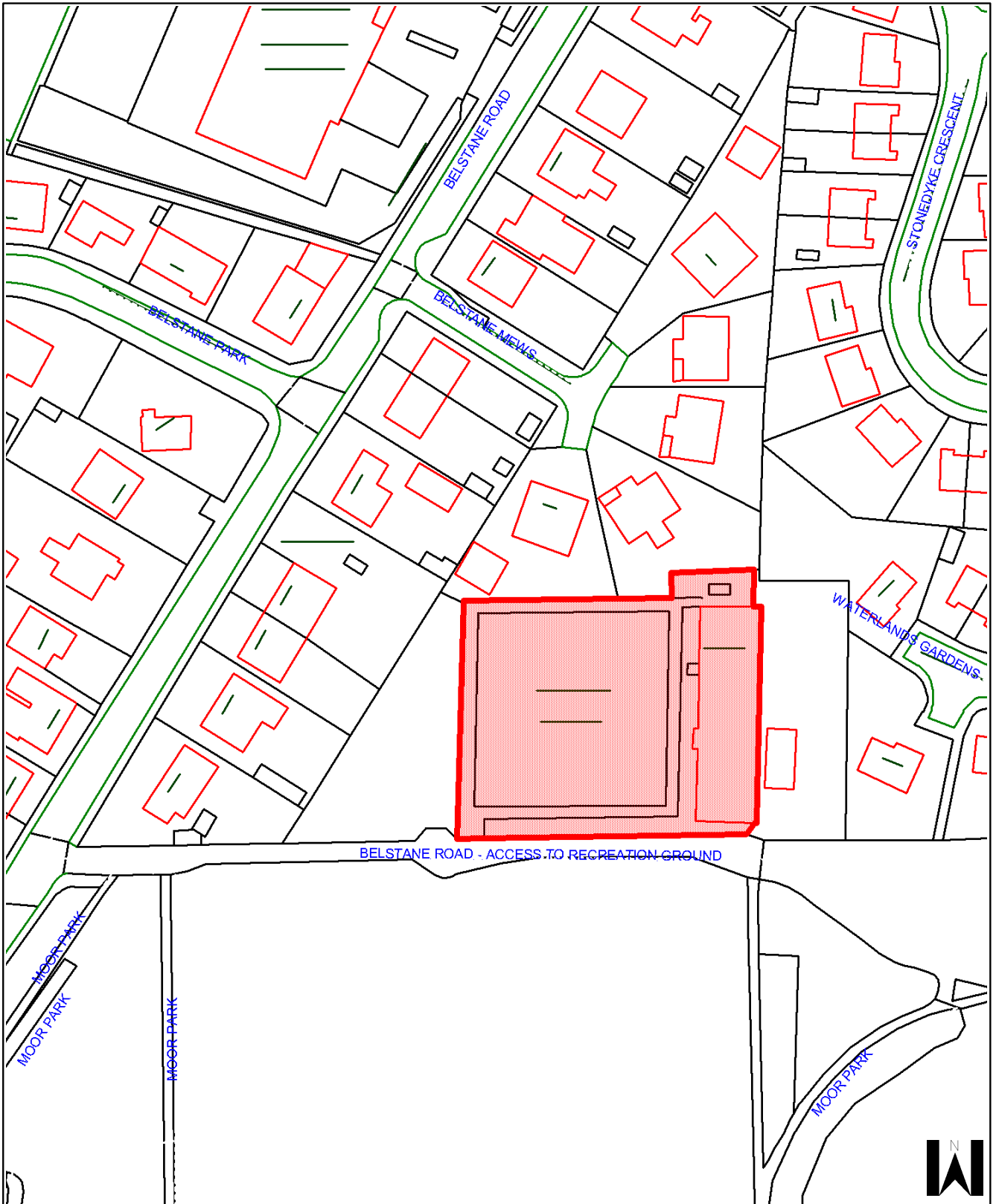
- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.

CL/11/0160

Castlehill Bowling Club, Moorpark, Belstane Road, Carluke

Planning and Building Standards Services

Scale: 1: 1250



For information only

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