

PLANNING COMMITTEE

Minutes of special meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 13 December 2011

Chair:

Councillor Graham Scott

Councillors Present:

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

Councillors' Apologies:

Archie Buchanan, Gordon Clark, Clare McColl, Archie Manson

Attending:

Enterprise Resources

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

Finance and Corporate Resources

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

1 Declaration of Interests

No interests were declared.

2 Application CL/11/0198 - Extraction of Coal and Other Minerals by Opencast Methods, Retention and Modification of Conveyor, Retention and Extension to Coal Dispatch Area and Restoration to Grazing Land and Nature Conservation at Glentaggart East, Land Lying South of Townhead and Weston Woods, Near Douglas

A report dated 5 December 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0198 by Scottish Coal Company Limited for the extraction of coal and other minerals by opencast methods, retention and modification of conveyor, retention and extension to coal dispatch area and restoration to grazing land and nature conservation at Glentaggart East, land lying south of Townhead and Weston Woods, near Douglas.

The Headquarters Manager, Planning and Building Standards Services, advised that the route referred to in paragraph 6.4.55 of the report required to be amended to read "A70" and not "A71".

The Committee decided:

that planning application CL/11/0198 by Scottish Coal Company Limited for the extraction of coal and other minerals by opencast methods, retention and modification of conveyor, retention and extension to coal dispatch area and restoration to grazing land and nature conservation at Glentaggart East, land lying south of Townhead and Weston Woods, near Douglas be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Obligation between the Council and the applicant to ensure:-
 - ◆ a contribution to the South Lanarkshire Rural Communities Trust or another Trust, the scope and arrangements of which were to be finalised, for the benefit of Douglas and surrounding area
 - ◆ a contribution to the ongoing employment of a Minerals Planning Monitoring and Enforcement Officer by South Lanarkshire Council
 - ◆ a Traffic Management Agreement
 - ◆ the control of coal haulage travelling west through Douglas and Glespin
 - ◆ retention of woodland to the north of the application site for the purposes of visual screening
 - ◆ community liaison procedures between the site operator, Council and community
 - ◆ the establishment of a Habitat Management Group
 - ◆ the provision of a Habitat Management Plan and Species Protection Plan
 - ◆ the appointment and employment of an independent Ecological Clerk of Works
 - ◆ that the coaling and restoration works at the site were limited to a period of 10 years
- ◆ prior conclusion of a Section 96 Agreement to cover extraordinary wear and tear on the public road network, including an initial dilapidation survey
- ◆ the applicant meeting the Council's legal costs associated with the Section 75 Obligation and other related agreements

3 Application EK/09/0218 - Mixed Use Development Comprising Residential, Retail and Education Uses and Associated Engineering Works for Site Infrastructure, New Access and Distributor Road, Formation of Open Space Framework with Landscaping Works (Planning Permission in Principle) at Land to South West of East Kilbride, Largely Bounded by Eaglesham Road, Jackton Road and Newlands Road

A report dated 6 December 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0218 by Cala Homes (West) Limited/Lynch Homes for a mixed use development comprising residential, retail and education uses and associated engineering works for site infrastructure, new access and distribution road, formation of open space framework with landscaping works (planning permission in principle) at land to the south west of East Kilbride, largely bounded by Eaglesham Road, Jackton Road and Newlands Road.

The Committee heard Councillor Watson, a local member.

The Committee decided: that planning application EK/09/0218 by Cala Homes (West) Limited/Lynch Homes for a mixed use development comprising residential, retail and education uses and associated engineering works for site infrastructure, new access and distribution road, formation of open space framework with landscaping works (planning permission in principle) at land to the south west of East Kilbride, largely bounded by Eaglesham Road, Jackton Road and Newlands Road be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Obligation between the Council and the applicant to ensure:-
 - ◆ the provision of additional nursery, primary and secondary education accommodation, as required, to address the effect of the proposed development
 - ◆ the provision of improvements to the roads infrastructure including identified off-site junction improvements
 - ◆ upgrading of the pitch provision at Dunedin Recreation Area and/or appropriate locations to include changing and parking facilities
 - ◆ the provision of open space, landscaping and recreational areas to include appropriate fixed play areas
 - ◆ transportation infrastructure and services provision including subsidised bus routes and contribution to cycling/pedestrian provision
 - ◆ the provision of affordable housing either on site or by way of a commuted sum, or a mixture of both
 - ◆ the improvement of park and ride facilities in East Kilbride
- ◆ the applicant meeting all costs, including the Council's legal costs, associated with the legal agreement

4 Application CL/11/0370 - Erection of Wind Turbine, Associated Equipment, Access Track and Crane Platform (78 Metres to Blade Tip) at The Hole Farm, The Hole of Kilncadzow, Carluke

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0370 by W Barr for the erection of a wind turbine, associated equipment, access track and crane platform (78 metres to blade tip) at The Hole Farm, The Hole of Kilncadzow, Carluke.

The Committee decided: that planning application CL/11/0370 by W Barr for the erection of a wind turbine, associated equipment, access track and crane platform (78 metres to blade tip) at The Hole Farm, The Hole of Kilncadzow, Carluke be refused for the reasons detailed in the Executive Director's report.

[Reference: Minutes of 29 November 2011 (Paragraph 8)]

5 Application CL/11/0050 - Erection of Wind Turbine (53.7 Metres to Blade Tip) and Formation of Associated Access and Hardstanding at Auchnotroch Farm, Auchenheth

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0050 by J Baird for the erection of a wind turbine (53.7 metres to blade tip) and formation of associated access and hardstanding at Auchnotroch Farm, Auchenheth.

The Committee decided: that planning application CL/11/0050 by J Baird for the erection of a wind turbine (53.7 metres to blade tip) and the formation of associated access and hardstanding at Auchnotroch Farm, Auchenheth be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Obligation between the Council and the applicant to ensure that ongoing financial contributions were made to the Council's Renewable Energy Fund during the operational period of the wind turbine
- ◆ prior conclusion of a Section 96 Agreement to ensure that any defects to the roads surface arising from construction traffic were repaired
- ◆ the applicant meeting the Council's legal costs associated with the Section 75 Obligation and other related agreements

6 Application CL/11/0070 - Erection of 66 Metres High Wind Turbine, Access Track, Ancillary Equipment and Associated Works at Site Near Upper Haywood, Forth

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0070 by ILI FIT (Haywood) Limited for the erection of a 66 metres high wind turbine, access track, ancillary equipment and associated works at a site near Upper Haywood, Forth.

The Committee decided: that planning application CL/11/0070 by ILI FIT (Haywood) Limited for the erection of a 66 metres high wind turbine at a site near Upper Haywood, Forth be granted subject to:-

- ◆ the conditions specified in the Executive Director's report

- ◆ prior conclusion of a Section 75 Obligation between the Council and the applicant to ensure that ongoing financial contributions were made to the Council's Renewable Energy Fund during the operational period of the wind turbine
- ◆ prior conclusion of a Section 96 Agreement to ensure that any defects to the roads surface arising from construction traffic were repaired
- ◆ the applicant meeting the Council's legal costs associated with the Section 75 Obligation and other related agreements

7 Application HM/11/0421 - Erection of Rear Extension and Installation of Front Dormer to House at 8 Dunlop Crescent, Bothwell

A report dated 5 December 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0421 by Mr and Mrs Houston for the erection of a rear extension and the installation of a front dormer to a house at 8 Dunlop Crescent, Bothwell.

The Committee decided: that planning application HM/11/0421 by Mr and Mrs Houston for the erection of a rear extension and the installation of a front dormer to a house at 8 Dunlop Crescent, Bothwell be granted subject to the conditions specified in the Executive Director's report.

8 Application HM/11/0084 - Erection of House, Demolition of Existing Garage and Erection of Replacement Detached Garage at 7c Fife Crescent, Bothwell

A report dated 5 December 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0084 by Mr and Mrs Hood for the erection of a house, demolition of an existing garage and erection of a replacement detached garage at 7c Fife Crescent, Bothwell.

The Committee decided: that planning application HM/11/0084 by Mr and Mrs Hood for the erection of a house, demolition of an existing garage and erection of a replacement detached garage at 7c Fife Crescent, Bothwell be granted subject to the conditions specified in the Executive Director's report.

9 Application EK/11/0300 - Erection of a 1½ Storey House at East Browncastle, Strathaven

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0300 by H Barnshaw for the erection of a 1½ storey house at East Browncastle, Strathaven.

The Committee decided: that planning application EK/11/0300 by H Barnshaw for the erection of a 1½ storey house at East Browncastle, Strathaven be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 12 October 2004 (Paragraph 5)]

10 Application HM/10/0361 - Residential Development (6 Units) and Associated Works (Planning Permission in Principle) at Junction of Townhill Road/Brankholm Brae, Hamilton

A report dated 24 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0361 by Higgans and McCully for a residential development (6 units) and associated works (planning permission in principle) at the junction of Townhill Road/Brankholm Brae, Hamilton.

The Committee decided: that planning application HM/10/0361 by Higgans and McCully for a residential development (6 units) and associated works (planning permission in principle) at the junction of Townhill Road/Brankholm Brae, Hamilton be granted subject to the conditions specified in the Executive Director's report.

11 Application CR/11/0209 - Alteration to School Bio-Mass Boiler Unit with Erection of 11 Metres High Chimney (Amendment to Planning Consent CR/10/0233) at Cairns Primary School, Woodlands Crescent, Cambuslang

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0209 by South Lanarkshire Council for alteration to the school bio-mass boiler unit with erection of 11 metres high chimney (amendment to planning consent CR/10/0233) at Cairns Primary School, Woodlands Crescent, Cambuslang.

The Committee decided: that planning application CR/11/0209 by South Lanarkshire Council for alteration to the school bio-mass boiler unit with erection of 11 metres high chimney (amendment to planning consent CR/10/0233) at Cairns Primary School, Woodlands Crescent, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 14 December 2010 (Paragraph 7)]

12 Application CL/11/0472 - Alterations and Extension to Road Network, Changes to Ground Levels, Landscaping, Erection of Fencing and Installation of Associated Service Infrastructure to Form 3 Industrial/Business Plots at Caldwellside Industrial Estate, Lanark

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0472 by South Lanarkshire Council for alterations and extension to road network, changes to ground levels, landscaping, erection of fencing and installation of associated service infrastructure to form 3 industrial/business plots at Caldwellside Industrial Estate, Lanark.

The Committee decided: that planning application CL/11/0472 by South Lanarkshire Council for alterations and extension to road network, changes to ground levels, landscaping, erection of fencing and installation of associated service infrastructure to form 3 industrial/business plots at Caldwellside Industrial Estate, Lanark be granted subject to the conditions specified in the Executive Director's report.

13 Application HM/11/0191 - Installation of Ventilation Louvres to North Elevation of Building at Council Headquarters, Almada Street, Hamilton

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0191 by South Lanarkshire Council for the installation of ventilation louvres to the north elevation of the building at Council Headquarters, Almada Street, Hamilton.

The Committee decided: that planning application HM/11/0191 by South Lanarkshire Council for the installation of ventilation louvres to the north elevation of the building at Council Headquarters, Almada Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

14 Application HM/11/0190 - Installation of Ventilation Louvres to North Elevation of Building (Listed Building Consent) at Council Headquarters, Almada Street, Hamilton

A report dated 24 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0190 by South Lanarkshire Council for the installation of ventilation louvres to the north elevation of the building (listed building consent) at Council Headquarters, Almada Street, Hamilton.

The Committee decided: that planning application HM/11/0190 by South Lanarkshire Council for the installation of ventilation louvres to the north elevation of the building (listed building consent) at Council Headquarters, Almada Street, Hamilton 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 A listed building and the Council was the applicant

15 Application HM/11/0378 - Installation of Decking and Erection of 1.8 Metres High Fence and Garden Shed (Retrospective) at 2 Falconer Terrace, Hamilton

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0378 by K Symons for the installation of decking and the erection of a 1.8 metres high fence and garden shed (retrospective) at 2 Falconer Terrace, Hamilton.

The Committee decided: that planning application HM/11/0378 by K Symons for the installation of decking and the erection of a 1.8 metres high fence and garden shed (retrospective) at 2 Falconer Terrace, Hamilton be granted subject to the conditions specified in the Executive Director's report.

16 Application HM/11/0476 - Formation of Bespoke Natural Play Area at David Livingstone Centre, 165 Station Road, Blantyre

A report dated 28 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0476 by The David Livingstone Trust for the formation of a bespoke natural play area at the David Livingstone Centre, 165 Station Road, Blantyre.

The Committee decided: that planning application HM/11/0476 by The David Livingstone Trust for the formation of a bespoke natural play area at the David Livingstone Centre, 165 Station Road, Blantyre be granted subject to the conditions specified in the Executive Director's report.

17 Application HM/11/0437 - Installation of a BT Cabinet Measuring Approximately 1408 Millimetres (Height) x 750 Millimetres (Width) x 407 Millimetres (Depth) Opposite 44 Auchingramont Road, Hamilton

A report dated 24 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0437 by BT Openreach for the installation of a BT cabinet measuring approximately 1408 millimetres (height) x 750 millimetres (width) x 407 millimetres (depth) opposite 44 Auchingramont Road, Hamilton.

The Committee decided: that planning application HM/11/0437 by BT Openreach for the installation of a BT cabinet measuring approximately 1408 millimetres (height) x 750 millimetres (width) x 407 millimetres (depth) opposite 44 Auchingramont Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

18 Application HM/11/0440 - Installation of a DSLAM Cabinet on Pavement at Leechlee Road/Cadzow Street, Hamilton

A report dated 24 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0440 by BT Openreach for the installation of a DSLAM cabinet on the pavement at Leechlee Road/Cadzow Street, Hamilton.

The Committee decided: that planning application HM/11/0440 by BT Openreach for the installation of a DSLAM cabinet on the pavement at Leechlee Road/Cadzow Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

19 Application HM/11/0442 - Installation of a DSLAM Cabinet on Pavement at 2/4 Quarry Street, Hamilton

A report dated 24 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0442 by BT Openreach for the installation of a DSLAM cabinet on the pavement at 2/4 Quarry Street, Hamilton.

The Committee decided: that planning application HM/11/0442 by BT Openreach for the installation of a DSLAM cabinet on the pavement at 2/4 Quarry Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

20 Urgent Business

There were no items of urgent business.