

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 24 May 2011

Chair:

Councillor Graham Scott

Councillors Present:

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

Councillors' Apologies:

Eileen Baxendale, Ian Gray, Edward McAvoy, Mary McNeill

Attending:

Corporate Resources

L Carstairs; Public Relations Officer; P MacRae, Administration Officer

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); 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

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 5 April 2011 were submitted for approval as a correct record.

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

3 Application HM/09/0579 - Erection of Class 1 Foodstore and Formation of Car Park and Associated Access at Land Occupied by Larkhall Football Club, Larkhall Bowling Club (Part of) and 75 to 77 Raploch Street, Larkhall

A report dated 17 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0579 by Tesco Stores Limited for the erection of a Class 1 foodstore and formation of car park and associated access at land occupied by Larkhall Football Club, Larkhall Bowling Club (part of) and 75 to 77 Raploch Street, Larkhall.

Points raised in a late letter of representation received from GVA on behalf of Asda Stores Limited were referred to at the meeting and addressed by officers.

The Committee decided:

that planning application HM/09/0579 by Tesco Stores Limited for the erection of a Class 1 foodstore and formation of car park and associated access at land occupied by Larkhall Football Club, Larkhall Bowling Club (part of) and 75 to 77 Raploch Street, Larkhall be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior conclusion of a Section 75 Agreement covering the following matters:-
 - ◆ the appropriate relocation of Larkhall Football Club and provision of associated facilities
 - ◆ prior to work commencing on the site, the provision of appropriate replacement facilities for Larkhall Bowling Club
- ◆ the applicant meeting the Council's legal costs associated with the Section 75 Agreement
- ◆ an amendment to Condition 14 as follows:-

"That the Class 1 retail store shall not exceed 3,370 sq metres (gross) floor area, with a maximum net sales floor area of 2,359 sq metres with a dedicated floorspace split of 1,769 sq metres (net) convenience and 590 sq metres (net) comparison

Reason
In order to retain effective planning control"
- ◆ the replacement of "240" in Condition 10 with "250"

4 Application EK/11/0036 - Formation of External Storage Area, Recycling Bays and Erection of Fencing and Associated Landscaping at 6 Langlands Square, Kelvin South Business Park, East Kilbride

A report dated 17 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0036 by G Divers for the formation of an external storage area, recycling bays and the erection of fencing and associated landscaping at 6 Langlands Square, Kelvin South Business Park, East Kilbride.

Points raised in a further, late representation from M Cunningham were referred to at the meeting and addressed by officers.

The Committee decided:

that planning application EK/11/0036 by G Divers for the formation of an external storage area, recycling bays and the erection of fencing and associated landscaping at 6 Langlands Square, Kelvin South Business Park, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ the following additional condition:-

"That there shall be no external storage of materials or equipment within the application site.

Reason
To safeguard the amenity of the area."

5 Application CL/10/0080 - Erection of Retail Store at 8 Airdrie Road, Carluke

The Chair advised that this application had been withdrawn at the request of the applicant.

The Committee decided: to note the position.

6 Application HM/10/0156 - Demolition of Doctor's Surgery and Erection of 2 Storey, 30 Bed Care Home with Ancillary Accommodation, Additional Car Parking and Diversion of Public Footpath at Croftbank House, Old Mill Road, Uddingston

A report dated 17 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0156 by Balmer Developments for the demolition of a doctor's surgery and the erection of a 2 storey, 30 bed care home with ancillary accommodation, additional car parking and the diversion of a public footpath at Croftbank House, Old Mill Road, Uddingston.

The Committee decided:

- (1) that planning application HM/10/0156 by Balmer Developments for the demolition of a doctor's surgery and the erection of a 2 storey, 30 bed care home with ancillary accommodation, additional car parking and the diversion of a public footpath at Croftbank House, Old Mill Road, Uddingston be granted subject to the conditions specified in the Executive Director's report;
- (2) that a Stopping Up Order be promoted under Section 208 of the Town and Country (Planning) Act 1997 diverting the path between Simpson Court and Old Mill Road, Uddingston to run along the west boundary of the application site, as shown on location plan 01, at the applicant's expense and following payment by the applicant of the Council's estimated fees;
- (3) that, if no objections to the above Order were received, approval be given for any further action necessary to achieve the confirmation of the Order;
- (4) that a Revocation Order be promoted under Sections 65 and 67 of the Town and Country (Planning) Act 1997 revoking planning consent (HM/09/0116) at the applicant's expense and following payment by the applicant of the Council's fees; and
- (5) that, if no objections to the above Revocation Order were received, approval be given for any further action necessary to implement the Order.

[Reference: Minutes of Hamilton Area Committee of 4 November 2009 (Paragraph 5)]

7 Application EK/11/0058 - Erection of Extension to Sports Facility to Provide Fitness Room and Toilets at Playing Fields Located to the North of the Calderglen Country Park Access Road, Calderglen Country Park, East Kilbride

A report dated 16 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0058 by East Kilbride Community Trust for the erection of an extension to a sports facility to provide a fitness room and toilets at playing fields located to the north of the Calderglen Country Park access road, Calderglen Country Park, East Kilbride.

The Committee decided: that planning application EK/11/0058 by East Kilbride Community Trust for the erection of an extension to a sports facility to provide a fitness room and toilets at playing fields located to the north of the Calderglen Country Park access road, Calderglen Country Park, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 1 December 2009 (Paragraph 4)]

8 Application EK/11/0123 - Erection of Sculpture at Entrance to Sports Facility at Playing Fields Located to the North of the Calderglen Country Park Access Road, Calderglen Country Park, East Kilbride

A report dated 16 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0123 by East Kilbride Community Trust for the erection of a sculpture at the entrance to the sports facility at playing fields located to the north of the Calderglen Country Park access road, Calderglen Country Park, East Kilbride.

The Committee decided: that planning application EK/11/0123 by East Kilbride Community Trust for the erection of a sculpture at the entrance to the sports facility at playing fields located to the north of the Calderglen Country Park access road, Calderglen Country Park, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 1 December 2009 (Paragraph 4)]

9 Application CL/11/0075 - Alterations to Shop Front and Erection of Rear Extension to Existing Retail Premises at 60 to 62 High Street, Biggar

A report dated 16 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0075 by Lochay West (Biggar) Limited for alterations to a shop front and the erection of a rear extension to existing retail premises at 60 to 62 High Street, Biggar.

The Committee decided: that planning application CL/11/0075 by Lochay West (Biggar) Limited for alterations to a shop front and the erection of a rear extension to existing retail premises at 60 to 62 High Street, Biggar be granted subject to the conditions specified in the Executive Director's report.

10 Application HM/10/0429 - Erection of 48 Houses and Associated Engineering Operations at Ashgillhead Road, Shawsburn

A report dated 10 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0429 by Paradigm Real Estate Managers for the erection of 48 houses and associated engineering operations at Ashgillhead Road, Shawsburn.

The Committee decided:

that planning application HM/10/0429 by Paradigm Real Estate Managers for the erection of 48 houses and associated engineering operations at Ashgillhead Road, Shawsburn be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ prior submission by the applicant of a commuted sum equivalent to the cost of 25% of the site's overall capacity in the form of serviced land for the provision of affordable housing by the Council or a Registered Social Landlord (RSL)
- ◆ prior conclusion of a financial contribution of £24,000 by the applicant for the improvement of existing recreational activities in the area
- ◆ agreement on and the submission of a landscaping bond by the applicant

11 Application EK/10/0428 - Formation of 9 Hole Golf Course, 2 x 4G Five-a-Side Football Pitches and Outdoor Adventure Area Together with Erection of Associated Gym/Dance Studio/Hall and Clubhouse and 2 x 30 Metres Wind Turbines at Broadlees Golf Course, Anderson Drive, Chapelton

A report dated 16 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0428 by Thomas Anderson/Broadlees Golf for the formation of a 9 hole golf course, 2 x 4G five-a-side football pitches and an outdoor adventure area together with the erection of an associated gym/dance studio/hall and clubhouse and 2 x 30 metres wind turbines at Broadlees Golf Course, Anderson Drive, Chapelton.

The Committee decided:

that planning application EK/10/0428 by Thomas Anderson/Broadlees Golf Course for the formation of a 9 hole golf course, 2 x 4G five-a-side football pitches and an outdoor adventure area together with the erection of an associated gym/dance studio/hall and clubhouse and 2 x 30 metres wind turbines at Broadlees Golf Course, Anderson Drive, Chapelton be granted subject to the conditions specified in the Executive Director's report.

12 Application EK/11/0131 - Erection of 32 Flats (2 Blocks of 16) and Associated Parking, Footpaths and Landscaping (Amendment to Planning Consent EK/10/0276) at Lindsayfield Avenue, Greenhills Road, East Kilbride

A report dated 5 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0131 by BMJ Property Limited, Clyde Valley Housing Association and South Lanarkshire Council for the erection of 32 flats (2 blocks of 16) and associated parking, footpaths and landscaping (amendment to planning consent EK/10/0276) at Lindsayfield Avenue, Greenhills Road, East Kilbride.

The Committee decided: that planning application EK/11/0131 by BMJ Property Limited, Clyde Valley Housing Association and South Lanarkshire Council for the erection of 32 flats (2 blocks of 16) and associated parking, footpaths and landscaping (amendment to planning consent EK/10/0276) at Lindsayfield Avenue, Greenhills Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 16 November 2010 (Paragraph 3)]

13 Application CL/11/0067 - Change of Use of Derelict Land to Form Private Traveller Site Comprising 5 Mobile Homes, Amenity Space, Erection of Refuse Storage Area and Formation of Access Road at Former Ponfeigh Railway Station Site, Douglas Water

A report dated 17 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0067 by W Townsley for the change of use of derelict land to form a private traveller site comprising 5 mobile homes, amenity space, erection of refuse storage area and formation of access road at the former Ponfeigh Railway Station Site, Douglas Water.

The Committee decided: that planning application CL/11/0067 by W Townsley for the change of use of derelict land to form a private traveller site comprising 5 mobile homes, amenity space, erection of refuse storage area and formation of access road at the former Ponfeigh Railway Station Site, Douglas Water be granted subject to the conditions specified in the Executive Director's report.

14 Application HM/10/0225 - Infill of Former Opencast Clay Site with Inert Material at Carscallan Road, Quarter, Hamilton

A report dated 17 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0225 by Inland Engineering Services Limited for the infill of a former opencast clay site with inert material at Carscallan Road, Quarter, Hamilton.

The Committee decided: that planning application HM/10/0225 by Inland Engineering Services Limited for the infill of a former opencast clay site with inert material at Carscallan Road, Quarter, Hamilton be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ agreement on and the prior submission of a Restoration Bond by the applicant

15 Application EK/11/0084 - Application Under Section 42 of the Town and Country Planning (Scotland) Act for Non-Compliance with Conditions 1, 2 and 3 of Planning Consent EK/07/0147 to Allow Additional Time to Commence Development (Planning Permission in Principle) at St Leonards Shopping Centre, St Leonards, East Kilbride

A report dated 10 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0084 by JSB (Holdings) Limited for an application under Section 42 of the Town and Country Planning (Scotland) Act for non-compliance with Conditions 1, 2 and 3 of planning consent EK/07/0147 to allow additional time to commence development (planning permission in principle) at St Leonards Shopping Centre, St Leonards, East Kilbride.

At its meeting on 6 November 2007, the Committee had agreed to grant consent to planning application EK/07/0147 for the redevelopment and reconfiguration of a shopping centre with associated access, car parking and servicing arrangements at St Leonards Shopping Centre, St Leonards, East Kilbride. The outline planning permission had been granted for a period of 3 years in April 2008. That consent had lapsed in April 2011. The applicant now wished to extend the permission for a further 3 years to allow detailed plans to be prepared and submitted for consideration.

The Committee decided: that planning application EK/11/0084 by JSB (Holdings) Limited for an application under Section 42 of the Town and Country Planning (Scotland) Act for non-compliance with Conditions 1, 2 and 3 of planning consent EK/07/0147 to allow additional time to commence development (planning permission in principle) at St Leonards Shopping Centre, St Leonards, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 6 November 2007 (Paragraph 3)]

16 Application CL/11/0104 - Change of Use from Public Open Space to Form Additional Garden Ground, Erection of 2 Metres Boundary Fence and Formation of Access and Parking Area at 1 Ash Grove, Law

A report dated 5 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0104 by E Thomas and J Webb for the change of use from public open space to form additional garden ground, erection of a 2 metres boundary fence and formation of access and parking area at 1 Ash Grove, Law.

The Committee decided: that planning application CL/11/0104 by E Thomas and J Webb for the change of use from public open space to form additional garden ground, erection of a 2 metres boundary fence and formation of access and parking area at 1 Ash Grove, Law be granted subject to the conditions specified in the Executive Director's report.

17 Application CL/11/0154 - Extension of Salt Storage Barn at Carnwath Roads Depot, Carnwath Road, Carnwath

A report dated 6 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0154 by South Lanarkshire Council for the extension of a salt storage barn at Carnwath Roads Depot, Carnwath Road, Carnwath.

The Committee decided:

that planning application CL/11/0154 by South Lanarkshire Council for the extension of a salt storage barn at Carnwath Roads Depot, Carnwath Road, Carnwath be granted subject to the conditions specified in the Executive Director's report.

18 Application EK/11/0010 - Erection of Replacement Primary School/Nursery with Associated Car Parking, All Weather Synthetic Sports Pitch, CCTV Cameras, Infrastructure and Landscaping at Murray Primary School, Napier Hill, East Kilbride

A report dated 6 May 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0010 by Bovis Lend Lease for the erection of a replacement primary school/nursery with associated car parking, all weather synthetic sports pitch, CCTV cameras, infrastructure and landscaping at Murray Primary School, Napier Hill, East Kilbride.

The Committee decided:

that planning application EK/11/0010 by Bovis Lend Lease for the erection of a replacement primary school/nursery with associated car parking, all weather synthetic sports pitch, CCTV cameras, infrastructure and landscaping at Murray Primary School, Napier Hill, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

19 Urgent Business

There were no items of urgent business.