

Appendix 2(b)

Representations

Representation From	Dated
◆ Mr David Baird, by email	26/04/18
◆ Mr John Kieran Campbell, by email	26/04/18
◆ Mr Stephen Frew, by email	26/04/18
◆ Mr Walter Johnstone, by email	26/04/18
◆ Mr Tom Robley, by email	26/04/18
◆ Ms Morag Barnstaple, Captain, Carluke Golf Club, Mauldslie Road, Carluke ML8 5HG	27/04/18
◆ Mr Frank Gallagher, by email	27/04/18
◆ Mr Robert Jarvis, by email	27/04/18
◆ Mr Brian McCoo, by email	29/04/18
◆ Mr Ross Perrett, by email	01/05/18
◆ Mr G White, 11 Barmore Avenue, Carluke ML8 4PE	01/05/18
◆ Mr Phillip Farren, by email	04/05/18
◆ Mr Ian Gray, by email	09/05/18
◆ Mr Alex Merry, by email (2 separate emails)	09/05/18
◆ Ms Ann Young, by email	09/05/18
◆ Mr Alex Aikman, by email	10/05/18
◆ Ms Karen Berry, by email	10/05/18
◆ Mr Scott Berry, by email	10/05/18
◆ Mr John McNeil, by email	10/05/18
◆ Mr Brian Rintoul, by email	12/05/18

Law, Aileen

From: David Baird [REDACTED]
Sent: 26 April 2018 19:15
To: Planning
Subject: Reference Planning Application P/18/0099

Dear sir,

I refer to the subject reference above and would like to register my objection to planning permission being granted to the above application on the following grounds

1. Access/Egress

I feel that access to and from the planned houses would be extremely dangerous due to the amount of vehicular traffic which pass the location on a daily basis. The council have recently imposed a 40 mile per hour speed restriction at the location which is basically ignored by the majority of traffic passing here which regularly travel well in excess of this limit and I feel that giving permission to build houses here would be foolhardy and dangerous. There have been numerous recorded accidents at this location and even more unrecorded, due to the camber and route of the roadway where vehicles have been travelling at excessive speed and misjudged the bend in the road whereby they have left the carriageway and crashed into the proposed building area.

2. Services

I feel that the proposed construction would also impinge on the current services such as drainage water pressure, sewerage etc.

During the construction of previous houses near this location, there have been several problems with drainage and the disposal of waste water and I feel that the necessary services are already at their capacity and would be unable to cope with further additions.

3. Safety/Security

I would also object to construction of dwelling houses at this location as it borders onto the local golf course, which has been there for over 100 years, which I have no doubt would cause major safety problems from stray shots causing damage to these houses and injury to the prospective occupants particularly during the summer months when they would be in the garden and be highly likely to be struck and seriously injured by stray shots.

This could also lead to possible damage to boundary fences from golfers attempting to retrieve their stray golf balls which ultimately would lead to complaints from any occupant.

This could ultimately lead to the golf club having to alter its layout at extra expense to their members which I feel would be unjust on the membership.

Yours faithfully

David Baird

David Baird
1 Weir Place,
Law,
ML85HP
[REDACTED]

Law, Aileen

From: John Kieran Campbell [REDACTED]
Sent: 26 April 2018 22:40
To: Planning
Subject: Carluke Golf Course Road

Dear Sirs,

I would like to object against the proposal to erect 2 houses close to Carluke Golf Course.

Planning permission granted to build homes closer to golf course could have quite a substantial monetary effect on the 18th green and fairway as-to its proximity to the land in question also any other necessary work required could cause even more financial pressures on the club.

Yours

John K Campbell
golf club member
Sent from my iPad

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Law, Aileen

From: [REDACTED]
Sent: 26 April 2018 18:28
To: Planning
Subject: P/18/0099

Dear Sir / Madam

I wish to lodge my objection in the strongest possible terms regarding this application to build two new houses on Mauldslie Road.

I believe this part of the road is already extremely dangerous and completely unsafe to join the road on. I also feel that aesthetically this blocks stunning views of Tinto and the local countryside.

Regards
Stephen Frew

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Law, Aileen

From: Walter Johnstone [REDACTED]
Sent: 26 April 2018 11:16
To: Planning
Subject: Ref P/18/0099

Dear Sir or Madam,

I would like to object to the above application for the erection of two dwelling houses on Mauldslie Road, Carlisle, on the grounds of location with regards to the busy road and the bend on the road adjacent to the proposed building plots.

Also the plots would further extend urban development into green belt.

Yours Faithfully

Walter Johnstone

1 Nursery Court

Carlisle

ML8 5PR

--

Walter Johnstone [REDACTED]

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Law, Aileen

From: [REDACTED]
Sent: 26 April 2018 21:15
To: Planning
Subject: Planning application adjacent to Carluke Golf Club

Please register my objection to the application for planning permission to construct a house adjacent to the golf club.

Regards
Tom Robley

Sent from my iPad

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CARLUKE GOLF CLUB

Mauldslie Road
Hallcraig
Carluke ML8 5HG
Tel: (01555) 770574



27 April 2018

Head of Planning and Building Control
South Lanarkshire Council
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

COMMUNITY DEVELOPMENT RESOURCES	
Montrose House	
RECEIVED	
03 MAY 2018	
Allocated to:	
File Ref:	

Dear Sir

Application P/18/0099: Erection of 2 houses, Mauldslie Road, Carluke

I refer to the above application which was registered by SLC on 16 April 2018. Carluke Golf Club objects to the proposal for the reasons set out in this letter. We note that the applicant states that a Design Statement has been submitted with the planning application. However, we are not able to view this document as it is not listed as a supporting document on the Council's planning portal.

1. Proposal is contrary to South Lanarkshire Local Development Plan (SLLDP)

The application site is located in the Green Belt outside the Carluke settlement boundary as shown on the SLLDP. Plan Policy 3: Green Belt and rural area makes it clear that *isolated and sporadic development will not be supported*. Although the site has had some form of development in the distant past, there are no obvious signs of previous buildings and *the site is not obviously derelict*. It does not detract from the visual amenity of the local area. The Scottish Government PAN 73: Planning for Rural Development states that redevelopment of brownfield sites in rural areas should only be permitted when land has been *significantly degraded*. The application site is overgrown but it certainly cannot be described as 'significantly degraded'.

The site is immediately adjacent to the boundary of a Special Landscape Area (SLA) as shown on the map attached to the SLLDP. The SLA covers much of the Clyde

Valley which is sensitive to inappropriate new development. The proposed development would be very visible from public rights of ways which cross the golf course. Two further modern houses on a prominent site on the upper edges of the Valley would not be consistent with the landscape objectives of the SLA.

Therefore, the proposal is clearly contrary to planning advice and policy set out in Scottish Government policy and the statutory Local Development Plan. There are no sound reasons why the council should depart from its own policies and so planning permission should be refused.

2. Proposal constitutes inappropriate ribbon development in the Green Belt

Development of the site would extend an existing ribbon of houses along one of the main road routes linking Carluke to the north and west including the M74, A71 and A72. This would be to the detriment of the local character and rural appearance of an important 'gateway' to Carluke. It would extend a 'straggle' of inappropriate development out from the established Carluke settlement boundary with no significant mitigating benefits for the local area or community.

Development of the site would be contrary to SLLDP Supplementary Guidance 2 policies relating to housing development in the rural area and, specifically, policies GBRA4, GBRA5 and GBRA8. Firstly, GBRA4 notes in general terms (para 5.10) that development of gap sites will not generally be acceptable where development would extend an existing ribbon of development. This is exactly the situation at Mauldslie Road.

Policy GBRA5 sets out a useful definition of a gap site. It states that a building group should have an identifiable nucleus with strong visual cohesion. The existing ribbon of houses along Mauldslie Road cannot be described as a nucleus. The existing bungalows and houses have no identifiable building form or common architectural style. Importantly, policy GBRA5 also states that a gap site capable of development should be bounded on at least 2 sides by habitable houses or other viable structures. The application site is bounded by built development on only one side. The golf course bounds the site on the other two sides. So, it is clear that the application site completely fails to match the GBRA5 definition.

Policy GBRA8 does not relate to the type of development proposed. This policy relates to the creation of new clusters of development in specific types of locations such as former walled gardens, woodland settings or where the proposed house design is exceptional or innovative. None of these descriptions apply to the proposal. It is an open, overgrown site with little tree cover or screening and the proposed houses are of fairly standard modern design.

The applicant's previous design statement showed the use of traditional materials and features none of which could be described as innovative. The suggested links to the local clay and brick making industry are simply spurious efforts to justify the

development and, in any case, local brickworks produced common brick rather than facing brick proposed for the houses.

Therefore, the provisions of policy GBRA8 do not support the proposed development of two houses in this location on Mauldslie Road. Instead, they support refusal of planning permission.

3. Proposed development would prejudice road safety

The proposed access arrangements would create an additional vehicular access onto a busy, narrow stretch of Mauldslie Road close to two corners where there is history of accidents largely caused by excessive speed or vehicles cutting two corners where forward visibility is limited. The applicant has changed the vehicle access position from his previous plans and now proposes reduced visibility splays of 2.5 metres x 60 metres. But, these are wholly inadequate for this type of road and in this location where there are both 40mph and 60 mph speed limits in the immediate vicinity of the application site. Visibility splays of 4.5 metres x 120 metres would be much more appropriate. However, the development could not achieve these necessary visibility splays because of the vertical and horizontal alignment of the existing road. In addition there are high hedges along the road edge to the north that prevent clear visibility from the site access towards traffic coming from the north-west (ie from the direction of Garrion Bridge). Slow moving vehicles exiting the application site and turning right towards Carluke would have restricted visibility of fast moving vehicles coming round the corner from the north-west. It is even doubtful if the applicant's proposed sub standard visibility splays of 2.5 x 60 metres could be achieved in light of the road alignment and hedge boundaries.

The proposed vehicular access would be located too close to an existing golf course access road which is used on a daily basis by tractors and other maintenance vehicles. This access road is also a public right of way across the golf course and is used regularly by walkers and cyclists. The addition of the small length of footway proposed by the applicant would do very little to improve pedestrian access along Mauldslie Road which does not have a continuous footway from the application site into the main footway network on the western side of Carluke. Pedestrians regularly walk along the carriageway edge. The addition of another individual site access and further pedestrian movement from the proposed houses would prejudice pedestrian and road safety which would not be mitigated by the provision of a very small section of isolated footway at the application site.

The applicant's plans show a new section of footway to the west of the boundary of the application site. It appears that part of this area is owned by the Golf Club. The applicant does not have control of this land and so this part of the proposal is not capable of being implemented.

On the basis of all of the above, the application should be refused on road safety grounds.

4. Proposed development would prejudice the operation of the golf course

If built, the position of the proposed houses would require a significant re-design of the golf course. The 18th hole on the course runs immediately to the south of the application site and approximately parallel to Mauldslie Road. The existing tee and green would need to be relocated to avoid any possibility that stray golf balls would enter the application site and strike the proposed houses or garden areas. Major changes would have to be made to other holes to facilitate the changes at the 18th hole. We note that the applicant proposes the erection of a 5 metre high protective wire fence to address this issue. We believe a 5 metre fence is inadequate and would not prevent stray golf balls from entering the application site. The applicant seems to accept this possibility and his plans show parts of the proposed garden areas as 'a screening zone for golf ball containment'. However this provision is entirely impractical and unenforceable (in planning terms). It would be impossible to require future occupiers to limit the use of their gardens in this way.

Quite simply, if the development were to proceed the Golf Club would be forced to carry out major layout changes that would cost between £60,000 and £80,000 to implement. The golf club finances could not bear such costs. The golf course and club facilities are a significant recreational asset enjoyed by significant numbers of the local community. The proposed development would require the Golf Club to carry out expensive layout changes that it can ill afford and it would prejudice the Club's long term financial security contrary to the Council's wider leisure and community objectives.

5. Drainage

The Golf Club has not agreed for any overflows from septic tanks, reed beds or other private waste systems proposed for the site to be discharged on or over the golf course. We trust that you will consult with SEPA to assess the feasibility of the applicant's drainage proposals in light of the Golf Club's position. The application site does not have any established rights to drain into the golf course.

The applicant proposes to drain surface water from paving and driveways to two soakaways within the application site. The ground in this area is underlain by extensive and shallow clay deposits. As a result, we consider that at times of heavy rain the soakaways may not be able to cope and surface water would flow over the golf course to the detriment of its condition.

Committee Hearing

Carluk Golf Club formally requests that the appropriate Council Committee holds a Hearing to consider all representations to this application.

I would be obliged if you would acknowledge this letter of objection.

Yours sincerely,



Morag Barnstaple
Captain
Carluka Golf Club

Law, Aileen

From: Planning
Sent: 27 April 2018 17:12
To: Planning
Subject: Comments for Planning Application P/18/0099


Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:11 PM on 27 Apr 2018 from Mr Frank Gallagher.

Application Summary

Address: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG
Proposal: Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence
Case Officer: Ailsa Shearer
[Click for further information](#)

Customer Details

Name: Mr Frank Gallagher
Email: 
Address: 10 Marquis Gate, Uddingston, Glasgow, South Lanarkshire G71 7HY

Comments Details

Commenter Type: Member of public
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: I object in the strongest possible terms to the granting of planning permission for this development.

1. Without a shadow of a doubt, within a short time there would be a law case arising out of injury and/or damage caused by stray golf balls hit from Carluke Golf Club.
2. The average tee shot height from the 18th tee on the course would be anywhere from 15 to 25 metres above the ground, and these properties and anyone in the gardens of them would be in the landing distance area of the balls. There is not a fence that could avoid this happening, and the proposed land site already provides some of the members with a reasonable supply of stray balls when they take the time to search there. Probably 20 to 50 balls a week are struck into the proposed site or possibly more.
3. Building a property on one side next to flying golf balls, and on the other side an accident blackspot would be criminal if it were to go ahead. Sometimes it just has to be accepted that certain land was never meant to be

used for housing. It would be like putting a house in the middle of a large roundabout.

4. Carluke golf club, is a fine amenity to members and visitors alike, and has been for over 100 years. The course as it is, only just meets the length requirements to make it a serious challenge and a course that attracts visitors, without whom the club would not be able to function. Reducing the length of the course to satisfy the needs of a greedy developer, so as to avoid the danger of balls landing in the housing area would destroy the club.

5. Without the club, the membership for young people and the tuition courses which are run on a very regular basis would cease, and yet another amenity to get kids involved in sport would be kicked into touch. A few more street corners being occupied by bored teenagers!

For Info -

Daily Express sports headline May 4, 2016: "Fore! Golfer left with brain injuries after ball hit him on head loses bid to sue."

I mention this so anyone involved in making a decision on this application who doesn't think a small white ball could cause much damage are put in the picture.

Law, Aileen

From: Planning
Sent: 27 April 2018 14:55
To: Planning
Subject: Comments for Planning Application P/18/0099

Planning Application comments have been made. A summary of the comments is provided below.


Comments were submitted at 2:54 PM on 27 Apr 2018 from Mr Robert Jarvis.

Application Summary

Address: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG
Proposal: Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence
Case Officer: Ailsa Shearer

[Click for further information](#)

Customer Details

Name: Mr Robert Jarvis
Email: 
Address: 34 Allan Avenue, Carluke, South Lanarkshire ML8 5UA

Comments Details

Commenter Type: Member of public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The granting of this planning application will present significant health and safety issues due to the proximity to our golf club. Apart from the obvious threat to the house owners from stray golf balls on at least 3 occasions this winter vehicles have ended up on this area of land due to vehicles losing control while trying to make the bend. Like most golf clubs in Scotland we are struggling to keep afloat, This season we have had over 70 playing members resign, resulting in a drop in fee income of £45,000. This has been partially offset by attracting 16 new members adding £4,000 to our fee structure but this trend is very worrying.

If permission is granted with no conditions placed upon the developer to address the health and safety issues, a 3 metre high fence would not protect the houses from a wayward tee shot, our Club would be forced to change the layout of the course which we simply cannot afford to do.

How can we expect to retain our current members and attract new members if we only have 17 holes

Howe, Lorraine

From: Brian McCoo [REDACTED]
Sent: 29 April 2018 10:14
To: Planning
Subject: P/18/0099

Dear Sir / Madam,

I refer to the above planning application to build two dwelling houses on Mauldslie Road, Carluke, ML8 5HG.

I object to the application on the following grounds;

Road Safety:-

The planned development is very close to bends on the road where there have been numerous accidents. Despite the introduction of a 40 mile per hour speed limit, this has not deterred the traffic to pass through this area at excessive speeds. The vehicle access is far too close to the blind bend and would not give traffic enough time to stop as vehicles enter and exit from the proposed development. Also with the planned development, there should be consideration for a pavement from the Golf Club all the way up to the roundabout heading towards Carluke. Would the council consider straightening this stretch from the top of Mauldslie Road and making an inshot road for access to all houses and golf club? This would certainly minimise the risk of accidents on this stretch of road.

Design, Appearance, Materials / Overlooking / Loss of Privacy:-

The Ball Stop Fence (unsure whether proposed at 3m or 5m high as documents differ?) - this will be unsightly and will obscure the views overlooking the golf course and beyond.

Regards,

Brian McCoo

Sent from my iPad

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Law, Aileen

From: Ross Perrett [REDACTED]
Sent: 01 May 2018 20:08
To: Planning
Subject: P/18/0099

Dear Sir / Madam

P/18/0099 - Erection of 2 dwelling houses together with formation of vehicular access and erection of 5m high ball stop fence, Mauldslie Road Carluke ML8 5HG

I object to the planning application on the following grounds

Road Safety

- The road has a speed limit of 40mph, this is regularly ignored with vehicles travelling at much greater speeds.
- I have witnessed several accidents on this stretch of road especially at the bend next to the location of the planning application.
- Entering and exiting the planned driveway does not give clear visibility in both directions, especially at the speed of traffic previously noted.

Design, Appearance, Materials

- Ball stop fence at 5m high would not stop balls entering the grounds/causing damage.
- Fence would look out of place, unsightly from both the golf course and the property, blotting the landscape.

Regards

Ross Perrett
25 Mauldslie Road
Carluk
ML8 5HG

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11 Barmore Avenue

Carluke

ML8 4PE

Dear Sir

COMMUNITY DEVELOPMENT REQUEST REC.	
McRose House	
RECEIVED	
01 MAY 2018	
Allocated to:	
File Ref:	

I wish to register my objection to the planning application made for the land in Maudslie Road adjacent to Carluke Golf Club reference P/18/0099.

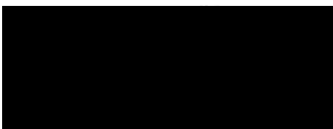
I do so, principally, on the grounds of Health and Safety as the plot of land has seen a number of road traffic accidents in the past few years as it is situated on a bad bend in a busy road and one which seems to be becoming ever more busy.

In addition, there are issues connected to the proposed siting of the houses in terms of their proximity to the golf course. It is my view that only if appropriate safety mitigation measures be put in place that this application should even be considered and I am not convinced that the reference to a 3m high ball stop fence represents adequate safety measures. Work has already been done on the adjacent golf hole when the most recent properties were built, but there is no further realignment possible in this area of ground.

For these reasons, therefore, I wish to object to the application in its current state.

Yours sincerely

G. White. (Mr.)



From: [REDACTED]
To: [Planning](#)
Subject: P/18/0099P
Date: 04 May 2018 20:13:52

I would like to object to plans for the following ref p/18/0099p

It would be a danger to public safety to allow building on this ground
Sent from my iPad


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From: [Ian Gray](#)
To: [Planning](#)
Subject: P/18/0099, Erection of Two Houses, Mauldslie Road, Carluke
Date: 09 May 2018 22:28:25

I object to the above application on the following grounds:

- The application is contrary to the adopted Local Plan.
- Were it to be granted it would simply add to a ribbon development which again is against policy.
- If granted it would allow housing on land that is not zoned for that use and never has had that use. Until fairly recently it was agricultural in use until the chicken sheds were demolished.
- There is no locational need for housing on this site and with the large number of grants in existence and in the Local Plan, there is and will be sufficient supply for years to come.
- The proposed development is at an existing accident blackspot. Sight lines are inappropriate and the addition of a fronting pavement in this new application will add to the risk, giving a likely parking place for visitors to the houses. In effect the pavement is a pavement from nowhere to nowhere. It is cosmetic rather than functional. Any monitoring of the road will record vehicles at this point on the wrong side of the road and breaking the speed limit.
- Likewise the proposal for a fence and buffer zone is cosmetic rather than practical. It also raises all sorts of questions down the line as to maintenance. This is a material issue that should not be passed off by saying that would be a civil matter between the owners and the Golf Club.
- If granted the proposal will have the effect of turning the Golf club into 'Bad Neighbours' - a situation from which there is no easy escape for the Golf Club. The likely financial implications of this would be a threat to the existence of the Club. This again would be against the policies of South Lanarkshire in its attempts to develop communities.

I ask that my objection be recorded and that the application goes before a committee of councillors for determination.

IAN GRAY
5 BARMORE AVENUE
CARLUKE ML8 4PE


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From: [Alex Merry](#)
To: [Planning](#)
Subject: Ref P/18/0099 Mauldsie road
Date: 09 May 2018 17:29:42

Dear Sir,

I am writing to express my objection to the planning application mentioned above for the construction of two dwelling houses in Mauldsie Road, Carluke.

My main objection centres on the road safety aspect of this application.

It is well documented that the section of Mauldsie Road which would front the houses has been the scene of many serious road accidents which I am sure the Planning Department is well aware of.

The introduction of even more exits/entrances to properties in this area will only exacerbate the existing accident potential.

The Council had previously hoped to straighten this part of the roadway due to the number and seriousness of accidents but unfortunately where unable to do so.

This alone should make the present application non - viable.

My second objection relates to the very real injury potential from golf balls due to the proximity of the property to the 18th fairway on Carluke Golf Club.

The area of the proposed application is one of frequent high golf ball impact with a very real potential for severe injury to the occupying personnel.

It should also be noted that there is also the potential for drainage from the property onto the Golf Course - as in the case of the two previous dwelling houses. It is highly unlikely this this would be permitted.

As there are serious safety aspects associated with this application I would urge that this application be rejected by the Planning Officer.

Regards

Alexander Merry

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From: [Shearer, Ailsa](#)
To: [Planning](#)
Subject: FW: Acknowledgement of representation for P/18/0099
Date: 14 May 2018 11:46:05

-----Original Message-----

From: Alex Merry [REDACTED]
Sent: 11 May 2018 16:56
To: Shearer, Ailsa
Subject: Re: Acknowledgement of representation for P/18/0099

Ailsa,

Further to my submission objecting to the above planning application I wish to note that the inclusion of a 5 metre high ball stop fence is totally inadequate and will in no way prevent golf balls entering the proposed development.

It cannot be stressed enough that this area is subject to many stray golf shots and will definitely result in damage to property or even worse personal injury.

Any resultant damage/injury should this application be approved must be the responsibility of the Planning Committee, the builders and prospective owners.

On the safety aspect alone this application should be rejected.

Yours sincerely

Alexander Merry

> On 11 May 2018, at 10:41, <ailsa.shearer@southlanarkshire.gov.uk>
<ailsa.shearer@southlanarkshire.gov.uk> wrote:
>
> <[ufm11.pdf](#)>

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From: [ann_young](#)
To: [Planning](#)
Subject: Objection
Date: 09 May 2018 13:19:07

Dear Sir,

I wish to lodge objection to the proposed house planned adjacent to Carluke Golf Club. Planning ref P/18/0099.

Not only is the site unsuitable for a house due to the bend in the road and the proximity to the golf course, house building in Carluke is not supported by finance being allocated to upgrade the shops and the schools are bursting at the seams.

I firmly object.

Yours Sincerely

Ann Young

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Law, Aileen

From: Planning
Sent: 10 May 2018 12:20
To: Planning
Subject: Comments for Planning Application P/18/0099

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:20 PM on 10 May 2018 from Mr Alex Aikman.

Application Summary

Address: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG
Proposal: Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence
Case Officer: Ailsa Shearer
[Click for further information](#)

Customer Details

Name: Mr Alex Aikman
Email: [REDACTED]
Address: 20 Gillbank Avenue, Carluke, South Lanarkshire ML8 5UW

Comments Details

Commenter Type: Member of public
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: I would like to register my objection to the noted planning application P/18/0099 on the following grounds
a) From a safety point of view, an additional housing development will only increase the risk of road traffic accidents which are already high on this stretch of road which includes a dangerous bend. Vehicles accessing and egressing this development will present an added risk.
b) There are safety issues related to the adjacent golf course and the erection of a 5m high safety fence, while recognising potential problems, does not go anywhere near eliminating it.
c) aesthetically the development will only further impinge on green belt land and diminish the outlook of the area.

Law, Aileen

From: Planning
Sent: 10 May 2018 13:59
To: Planning
Subject: Comments for Planning Application P/18/0099

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:59 PM on 10 May 2018 from Mrs KAREN BERRY.

Application Summary

Address: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG

Proposal: Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence

Case Officer: Ailsa Shearer

[Click for further information](#)

Customer Details

Name: Mrs KAREN BERRY

Email: 

Address: 5 Buchanan Drive, Carluke, South Lanarkshire ML8 4RN

Comments Details

Commenter Type: Member of public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: These dwellings would encroach on the 18th hole at The Golf Club.
There would be significant risk to property damage and or personal injury to residents in these homes not to mention the limitations which it places on the golf club which has been present for several decades.

From: [berrysctt](#)
To: [Planning](#)
Subject: P/18/0099
Date: 10 May 2018 13:44:14

Re above

I understand that an application has been lodged to build two houses on Mauldslie Road, Carluke near to Carluke Golf Club.

As a local resident and member of the club I wish to object on the following grounds -

Road Safety

There have been numerous road accidents at this location over the years. Accidents continue to occur, despite the council investing heavily in road improvements. The proposed site for these houses is actually the escape 'run off' for vehicles which have taken the bad bend at this location too quickly. There is also the added danger from vehicles stopping at or emerging from the site both during construction and after completion.

Public Safety

Residents and visitors to these houses will be at risk of being struck by stray golf balls. A 3 metre fence as detailed in the application is totally inadequate for the purpose of stopping/deflecting such balls.

Loss of Amenity

Carluk Golf Club has been in existence for over one hundred years. The club is enjoyed by many hundreds of members, guests and visitors. The proposed site is adjacent to the 18th hole of the course. This hole was previously realigned when the last development was permitted on Mauldslie Road. There is just nowhere else for the 18th hole to go now. It is clear that there is a risk that stray golf balls will go onto the properties. I have no doubt that as in the previous development, these houses will be sold as benefitting from magnificent views across Carluk Golf Club and the Clyde Valley beyond. It would be perverse if we were then to endure complaints regarding stray golf balls.

If approved, the development should come with some element of caveat emptor, or buyer beware. After all, one would not buy a house next to a sewage works, then complain about the smell.

Yours sincerely

Scott Berry
33 Cooper Avenue
Carluk
South Lanarkshire
ML8 5US



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Law, Aileen

From: Planning
Sent: 10 May 2018 14:13
To: Planning
Subject: Comments for Planning Application P/18/0099

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:13 PM on 10 May 2018 from Mr John McNeil.

Application Summary

Address: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG

Proposal: Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence

Case Officer: Ailsa Shearer

[Click for further information](#)

Customer Details

Name: Mr John McNeil

Email: [REDACTED]

Address: 25 Armadale Road, Lanark, South Lanarkshire ML11 7BG

Comments Details

Commenter Type: Member of public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The building of two dwelling houses so close to the finishing hole of Carluke Golf Club in my opinion is a major health and safety risk to any future residents of the property. Given the proposed development I would wish to record my objection to the application.

Law, Aileen

From: Planning
Sent: 12 May 2018 12:25
To: Planning
Subject: Comments for Planning Application P/18/0099

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:24 PM on 12 May 2018 from Mr Brian Rintoul.

Application Summary

Address: Land At Mauldslie Road Carluke ML8 5HG ML8 5HG

Proposal: Erection of 2 dwellinghouses together with formation of vehicular access and erection of 5m high ball stop fence

Case Officer: Ailsa Shearer

[Click for further information](#)

Customer Details

Name: Mr Brian Rintoul

Email: [REDACTED]

Address: 51 Pillans Avenue, Carluke, South Lanarkshire ML8 5WD

Comments Details

Commenter Type: Member of public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This application should be declined due to the additional dangers two further entrances/exits from the two new houses will pose. This is already a badly laid out corner. Entry & exit to these homes will involve very slow traffic as already displayed by the current new homes. Visibility to this area is poor as it is. Unless significant reworking of the road area before and after entry to this area is carried out PRIOR to development works i believe there would be significant risk to life.