

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 29 November 2011

Chair:

Councillor Graham Scott

Councillors Present:

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

Councillors' Apologies:

Eileen Baxendale, Archie Buchanan, Edward McAvoy

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)

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 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 1 November 2011 were submitted for approval as a correct record.

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

3 Application HM/11/0412 - Matters Specified in Conditions Application to Address Conditions of Planning Permission HM/09/0360 for the Layout, Design and External Appearance of Class 1 Retail Store at Land at Larkhall Academy, Larkhall

A report dated 15 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0412 by Asda Stores Limited and Muse Developments for the approval of matters specified in conditions of planning permission HM/09/0360 for the layout, design and external appearance of a Class 1 retail store at land at Larkhall Academy, Larkhall.

The Committee decided: that planning application HM/11/0412 by Asda Stores Limited and Muse Developments for the approval of matters specified in conditions of planning permission HM/09/0360 for the layout, design and external appearance of a Class 1 retail store at land at Larkhall Academy, Larkhall be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 5 April 2011 (Paragraph 3)]

4 Application EK/11/0250 - Reconfiguration and Refurbishment of Part of East Kilbride Town Centre (Planning Permission in Principle) at East End of Olympia and Princes Malls and Olympia Arcade, East Kilbride Town Centre, East Kilbride

A report dated 22 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0250 by East Kilbride Investments Limited and Propinvest East Kilbride Limited for the reconfiguration and refurbishment of part of East Kilbride town centre (planning permission in principle) at the east end of the Olympia and Princes Malls and the Olympia Arcade, East Kilbride Town Centre, East Kilbride.

The Committee decided:

- (1) that planning application EK/11/0250 by East Kilbride Investments Limited and Propinvest East Kilbride Limited for the reconfiguration and refurbishment of part of East Kilbride town centre (planning permission in principle) at the east end of the Olympia and Princes Malls and the Olympia Arcade, East Kilbride town centre, East Kilbride 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 (Scotland) Act 1997 to close off access and egress to East Kilbride town centre public car park from Rothesay Street, as shown on Phase 1 Location Plan Z1(PL)AP001 Rev D, 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 confirmation of the Order; and
- (4) that, if objections to the Order were received, approval be given to refer the Order to the Scottish Ministers for determination following payment by the applicant of the Council's estimated fees in progressing this matter.

5 Application EK/11/0104 - Erection of 1½ Storey Rear Extension at 7 School Road, Sandford, Strathaven

A report dated 21 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0104 by G Millar for the erection of a 1½ storey rear extension at 7 School Road, Sandford, Strathaven.

A further representation had been received from S Young, but it was considered that this raised no new issues.

A request for a hearing had been received in respect of the application, however, the application did not meet the criteria for a hearing.

The Committee decided: that planning application EK/11/0104 by G Millar for the erection of a 1½ storey rear extension at 7 School Road, Sandford, Strathaven be granted subject to the conditions specified in the Executive Director's report.

6 Application HM/11/0384 - Demolition of Double Garage and Erection of 2 Storey Front/Side Extension Incorporating a Single Storey Element at 93 Calderglen Avenue, Blantyre

A report dated 21 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0384 by C McGinley for the demolition of a double garage and the erection of a 2 storey front/side extension incorporating a single storey element at 93 Calderglen Avenue, Blantyre.

A request for a hearing had been received from objectors to the proposal, however, the application did not meet the criteria for a hearing.

The Committee decided: that planning application HM/11/0384 by C McGinley for the demolition of a double garage and the erection of a 2 storey front/side extension incorporating a single storey element at 93 Calderglen Avenue, Blantyre be granted subject to the conditions specified in the Executive Director's report.

7 Application EK/10/0358 - Construction of 12 Wind Turbines (126.5 Metres in Height) and Ancillary Development at West Browncastle Farm, Drumclog, by Strathaven

A report dated 22 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0358 by Falck Renewables plc for the construction of 12 wind turbines (126.5 metres in height) and ancillary development at West Browncastle Farm, Drumclog, by Strathaven.

The Committee decided: that planning application EK/10/0358 by Falck Renewables plc for the construction of 12 wind turbines (126.5 metres in height) and ancillary development at West Browncastle Farm, Drumclog, by Strathaven 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 bond was submitted for the restoration and aftercare of the application site
 - ◆ a financial contribution to the Council's Renewable Energy Fund
 - ◆ provision of an Ecological Clerk of Works
 - ◆ agreement was reached on the funding of a Planning Monitoring Officer
 - ◆ the control of turbine transportation and the repair of any damage to roads and bridges arising from extraordinary wear and tear associated with the development and associated indemnity insurance requirements

- ◆ the applicant meeting the Council's legal costs associated with the Section 75 Obligation

8 Application CL/11/0266 - Erection of 2 x 125 Metres High Wind Turbines and Associated Infrastructure at Cartland Muir Windfarm, Lanark

A report dated 15 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0266 by Clyde Valley Energy Co-operative Limited for the erection of 2 x 125 metres wind turbines and associated infrastructure at Cartland Muir Windfarm, Lanark.

The Committee decided: that planning application CL/11/0266 by Clyde Valley Energy Co-operative Limited for the erection of 2 x 125 metres wind turbines and associated infrastructure at Cartland Muir Windfarm, Lanark be refused for the reasons detailed in the Executive Director's report.

9 Application EK/09/0290 - Erection of 14 Wind Turbines with Sub-Station, Meteorological Mast, Access Tracks and Associated Infrastructure Works at Land Adjacent to Hareshawhill Farm, Drumclog, Strathaven

A report dated 15 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0290 by Community Windpower Limited for the erection of 14 wind turbines with a sub-station, meteorological mast, access tracks and associated infrastructure works at land adjacent to Hareshawhill Farm, Drumclog, Strathaven.

The Committee decided: that planning application EK/09/0290 by Community Windpower Limited for the erection of 14 wind turbines with a sub-station, meteorological mast, access tracks and associated infrastructure works at land adjacent to Hareshawhill Farm, Drumclog, Strathaven 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:-
 - ◆ submission of a bond for the restoration and aftercare of the application site
 - ◆ a financial contribution to the Council's Renewable Energy Fund
 - ◆ provision of an Ecological Clerk of Works
 - ◆ agreement was reached on the funding of a Planning Monitoring Officer
 - ◆ the control of turbine transportation and the repair of any damage to roads and bridges arising from extraordinary wear and tear associated with the development and associated indemnity insurance requirements
- ◆ the applicant meeting the Council's legal costs associated with the Section 75 Obligation

10 Application CL/11/0453 - Erection of 2 Houses with Integral Garage, Stables and a 19.28 Metres High Wind Turbine at Middlefield Farm, Coalburn

A report dated 11 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0453 by Mr and Mrs Meikle for the erection of 2 houses with integral garage, stables and a 19.28 metres high wind turbine at Middlefield Farm, Coalburn.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan, Supplementary Planning Guidance on Renewable Energy 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 offered an opportunity to redevelop a brownfield site with a new housing development and was broadly consistent with Scottish Planning Policy
- ◆ the proposal fitted into the landscape setting and would enhance the environmental quality of its surrounding area
- ◆ there were no infrastructure implications

The Committee decided: that planning application CL/11/0453 by Mr and Mrs Meikle for the erection of 2 houses with integral garage, stables and a 19.28 metres high wind turbine at Middlefield Farm, Coalburn be granted subject to the conditions specified in the Executive Director's report

11 Application EK/11/0313 - Relocation of MUGA Pitch (Amendment to Planning Consent EK/10/0203) at Hunter Primary School, Crawford Drive, East Kilbride

A report dated 14 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0313 by South Lanarkshire Council for the relocation of a MUGA pitch (amendment to planning consent EK/10/0203) at Hunter Primary School, Crawford Drive, East Kilbride.

When available, information on the potential use of the MUGA pitch outwith school hours would be circulated to members.

The Committee decided: that planning application EK/11/0313 by South Lanarkshire Council for the relocation of a MUGA pitch (amendment to planning consent EK/10/0203) at Hunter Primary School, Crawford Drive, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 14 December 2011 (Paragraph 6)]

12 Application EK/11/0340 - Change of Level and Location of MUGA Pitch (Amendment to Planning Consent EK/09/0390) at Canberra Primary School, Belmont Drive, East Kilbride

A report dated 14 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0340 by Lend Lease for the change of level and location of a MUGA pitch (amendment to planning consent EK/09/0390) at Canberra Primary School, Belmont Drive, East Kilbride.

The Committee decided: that planning application EK/11/0340 by Lend Lease for the change of level and location of a MUGA pitch (amendment to planning consent EK/09/0390) at Canberra Primary School, Belmont Drive, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 26 January 2010 (Paragraph 7)]

13 Application HM/11/0196 - Erection of House and Engineering of Land Including Installation of a Retaining Wall and Removal of Existing Crib Lock Wall at 41 Millheugh Brae, Larkhall

A report dated 7 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0196 by L Hamilton for the erection of a house and engineering of land including the installation of a retaining wall and removal of existing crib lock wall at 41 Millheugh Brae, Larkhall.

The Committee decided: that planning application HM/11/0196 by L Hamilton for the erection of a house and engineering of land including the installation of a retaining wall and removal of existing crib lock wall at 41 Millheugh Brae, Larkhall be granted subject to the conditions specified in the Executive Director's report.

14 Application EK/11/0032 - Erection of 4 Additional Houses (Planning Permission in Principle) at Springbank House, West Mains Road, East Kilbride

A report dated 21 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0032 by A Chalmers for the erection of 4 additional houses (planning permission in principle) at Springbank House, West Mains Road, East Kilbride.

The Committee decided: that planning application EK/11/0032 by A Chalmers for the erection of 4 additional houses (planning permission in principle) at Springbank House, West Mains Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

15 Application CR/11/0188 - Erection of 14 Cottage Flats, 4 Houses and 5 Shop Units with Associated Parking and Landscaping (Amendment to Planning Consent CR/11/0001) at Site at Corner of Fernhill Road and Neilvaig Drive, Fernhill

A report dated 21 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0188 by West of Scotland Housing Association for the erection of 14 cottage flats, 4 houses and 5 shop units with associated parking and landscaping (amendment to planning consent CR/11/0001) at a site at the corner of Fernhill Road and Neilvaig Drive, Fernhill.

The Committee decided: that planning application CR/11/0188 by West of Scotland Housing Association for the erection of 14 cottage flats, 4 houses and 5 shop units with associated parking and landscaping (amendment to planning consent CR/11/0001) at the site at the corner of Fernhill Road and Neilvaig Drive, Fernhill be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of Housing and Technical Resources Committee of 4 June 2008 (Paragraph 10)]

16 Application CL/11/0413 - Formation of 7 House Plots at Land at Dillarburn Road, Dillarburn

A report dated 14 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0413 by V Forrest for the formation of 7 house plots at land at Dillarburn Road, Dillarburn.

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 lead to a small scale extension of the settlement and offered an opportunity to consolidate the settlement boundary at the southern end of the village
- ◆ the proposal would establish a housing site in the village to ensure the provision of housing geared towards meeting future housing needs in the village and surrounding rural area
- ◆ the proposal would have no adverse impact on the amenity or landscape character of the surrounding area
- ◆ there were no significant infrastructure implications

The Committee decided: that planning application CL/11/0413 by V Forrest for the formation of 7 house plots at land at Dillarburn Road, Dillarburn be granted subject to the conditions specified in the Executive Director's report.

17 Application HM/11/0328 - Erection of 112 Bed Care Home and 6 Flats and the Re-routing of Existing Culvert at Eddlewood Farm, Strathaven Road, Hamilton

A report dated 15 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0328 by Richmond Global Properties Limited for the erection of a 112 bed care home and 6 flats and the re-routing of the existing culvert at Eddlewood Farm, Strathaven Road, Hamilton.

The Committee decided: that planning application HM/11/0328 by Richmond Global Properties Limited for the erection of a 112 bed care home and 6 flats and the re-routing of the existing culvert at Eddlewood Farm, Strathaven Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 20 March 2007 (Paragraph 9)]

18 Application EK/11/0116 - Change of Use from Indoor Play Facility to 3 x Class 1 Retail Units, a Class 3 Restaurant and a Hot Food Takeaway at Caper House Playbarn, 5 MacNeish Way, East Kilbride

A report dated 15 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0116 by Caper House Limited for the change of use from an indoor play facility to 3 x Class 1 retail units, a Class 3 restaurant and a hot food takeaway at Caper House Playbarn, 5 MacNeish Way, East Kilbride.

The Committee heard Councillor Simpson, a local member.

The Committee decided: that planning application EK/11/0116 by Caper House Limited for the change of use from an indoor play facility to 3 x Class 1 retail units, a Class 3 restaurant and a hot food takeaway at Caper House Playbarn, 5 MacNeish Way, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

19 Application CR/11/0212 - Siting of Mobile Snack Van at Baronald Street, Rutherglen

A report dated 15 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0212 by D Carter for the siting of a mobile snack van at Baronald Street, Rutherglen.

The Committee decided: that planning application CR/11/0212 by D Carter for the siting of a mobile snack van at Baronald Street, Rutherglen be granted subject to the conditions specified in the Executive Director's report.

20 Application HM/10/0494 - Erection of 2 Semi-Detached Properties at 34 Sheepburn Road, Uddingston

A report dated 11 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0494 by C Devlin for the erection of 2 semi-detached properties at 34 Sheepburn Road, Uddingston.

The Committee decided: that planning application HM/10/0494 by C Devlin for the erection of 2 semi-detached properties at 34 Sheepburn Road, Uddingston be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of Hamilton Area Committee of 29 August 2001 (Paragraph 5)]

21 Application CL/11/0419 - Erection of Agricultural Shed, Silage Pit and Underground Slurry Tank at South Draffan Farm, Blackwood

A report dated 11 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0419 by T C Stewart and Sons for the erection of an agricultural shed, silage pit and underground slurry tank at South Draffan Farm, Blackwood.

The Committee decided: that planning application CL/11/0419 by T C Stewart and Sons for the erection of an agricultural shed, silage pit and underground slurry tank at South Draffan Farm, Blackwood be granted subject to the conditions specified in the Executive Director's report.

22 Application CR/11/0192 - Erection of Single Storey Extension to Rear of Pharmacy at 16 Kyle Square, Rutherglen

A report dated 14 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CR/11/0192 by The Kyle Square Pharmacy for the erection of a single storey extension to the rear of the pharmacy at 16 Kyle Square, Rutherglen.

The Committee decided: that planning application CR/11/0192 by The Kyle Square Pharmacy for the erection of a single storey extension to the rear of the pharmacy at 16 Kyle Square, Rutherglen be granted subject to conditions specified in the Executive Director's report.

23 Application CL/11/0185 - Demolition of Agricultural Buildings and the Creation of Mixed Use Development Comprising Residential and Commercial Uses and Formation of New Roundabout Access (Planning Permission in Principle) at Gateside Farm, Douglas

A report dated 11 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/11/0185 by Douglas and Angus Estates for the demolition of agricultural buildings and the creation of a mixed use development comprising residential and commercial uses and formation of new roundabout access (planning permission in principle) at Gateside Farm, Douglas.

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 involved the redevelopment of previously developed land and the re-use of existing buildings
- ◆ the use of additional land provided an opportunity to create a comprehensive and sustainable development opportunity in Douglas and represented a logical rounding-off of the settlement boundary
- ◆ the proposed extension of the housing site beyond the Local Plan allocation would not create a visually obtrusive extension to the settlement due to its position and relationship with the buildings to be retained at Gateside Farm and the landscape character of the area
- ◆ the proposal incorporated a new roundabout and footway which would improve traffic and pedestrian safety

The Committee decided: that planning application CL/11/0185 by Douglas and Angus Estates for the demolition of agricultural buildings and the creation a mixed use development comprising residential and commercial uses and formation of new roundabout access (planning permission in principle) at Gateside Farm, Douglas be granted subject to the conditions specified in the Executive Director's report.

24 Application HM/11/0439 - Change of Use from Industrial Yard to Car Sales at Yard 1, Dunedin Road, Larkhall Industrial Estate, Larkhall

A report dated 21 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/11/0439 by O Ewing for the change of use from industrial yard to car sales at Yard 1, Dunedin Road, Larkhall Industrial Estate, Larkhall.

The Committee decided: that planning application HM/11/0439 by O Ewing for the change of use from industrial yard to car sales at Yard 1, Dunedin Road, Larkhall Industrial Estate, Larkhall be granted subject to the conditions specified in the Executive Director's report.

25 Application EK/11/0213 - Installation of Field Conveyor to Transport Sand and Gravel from Bankend Quarry to Snabe Quarry with Processing at Snabe Quarry at Land Near Glengavel Water and Snabe Quarry, Drumclog

A report dated 21 November 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/11/0213 by Tarmac Limited for the installation of a field conveyor to transport sand and gravel from Bankend Quarry to Snabe Quarry with processing at Snabe Quarry at land near Glengavel Water and Snabe Quarry, Drumclog.

The Committee decided: that planning application EK/11/0213 by Tarmac Limited for the installation of a field conveyor to transport sand and gravel from Bankend Quarry to Snabe Quarry with processing at Snabe Quarry at land near Glengavel Water and Snabe Quarry, Drumclog be granted subject to:-

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

- ◆ prior payment of a financial contribution by the applicant to the Snabe Quarry Fund to cover the remaining mineral extraction at Snabe Quarry

26 Urgent Business

There were no items of urgent business.