

## PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 8 March 2011

**Chair:**

Councillor Graham Scott

**Councillors Present:**

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

**Councillor's Apology:**

Hamish Stewart

**Attending:**

**Corporate Resources**

K Bartie, Administration Assistant; 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 Manger, Planning and Building Standards Services (Hamilton), T Meikle, Area Manager, Planning and Building Standards Services (Cambuslang/Rutherglen and East Kilbride); G Rae, Planning Officer

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### 1 Declaration of Interests

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No interests were declared.

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### 2 Minutes of Previous Meeting

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The minutes of the meeting of the Planning Committee held on 8 February 2011 were submitted for approval as a correct record.

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

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### 3 Application CL/10/0180 - Mixed Use Development Comprising Industrial and Storage and Distribution Warehousing (Classes 5 and 6), Business Units/Office Accommodation (Class 4), Hotel with Conference and Commercial Leisure Facilities (Class 7), Retail/Restaurant Floorspace (Classes 1 and 3), Landscaping, Open Space and Associated Infrastructure (Planning Permission in Principle) at Land at Poniel/Happendon Wood, South Lanarkshire

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A report dated 1 March 2011 by the Executive Director (Enterprise Resources) was submitted on planning application CL/10/0180 by SRG Estates Limited for a mixed use development comprising industrial and storage and distribution warehousing (Classes 5 and 6), business units/office accommodation (Class 4), hotel with conference and commercial leisure facilities (Class 7), retail/restaurant floorspace (Classes 1 and 3), landscaping, open space and

associated infrastructure (planning permission in principle) at land at Poniel/Happendon Wood, South Lanarkshire.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan, the Glasgow and Clyde Valley Joint Structure 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 generate local employment opportunities within the Rural Investment Area
- ◆ a significant portion of the site was zoned for industrial use and would have the benefit of outline planning consent for a similar proposal. The overall proposal would complement this development opportunity and that of the existing Dewars' facility
- ◆ the site was easily accessible from the strategic road network (M74) while measures would be implemented to encourage the use of public transport
- ◆ there would not be an adverse impact on the landscape character of the area and opportunities existed to provide additional woodland planting and the creation of new habitats
- ◆ there were no infrastructure issues or road safety implications
- ◆ there would not be an adverse impact on ecology
- ◆ there was a history of planning consent for mixed use developments in the area
- ◆ there were no objections from statutory consultees

**The Committee decided:** that planning application CL/10/0180 by SRG Estates Limited for a mixed use development comprising industrial and storage and distribution warehousing (Classes 5 and 6), business units/office accommodation (Class 4), hotel with conference and commercial leisure facilities (Class 7), retail/restaurant floorspace (Classes 1 and 3), landscaping, open space and associated infrastructure (planning permission in principle) at land at Poniel/Happendon Wood, South Lanarkshire be granted subject to the conditions specified in the Executive Director's report.

*[Reference: Minutes of 6 November 2007 (Paragraph 8)]*

*Councillor Thompson left the meeting following consideration of this item*

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#### **4 Application HM/10/0454 - Change of Use of Open Space to Garden Ground to be Used as Access/Driveway at Land to Rear of The Glade and Adjoining Montgomery Place, Larkhall**

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A report dated 21 February 2011 by the Executive Director (Enterprise Resources) was submitted on planning application HM/10/0454 by Mr and Mrs Leckie for the change of use of open space to garden ground to be used as access/driveway at land to the rear of The Glade and adjoining Montgomery Place, Larkhall.

**The Committee decided:** that planning application HM/10/0454 by Mr and Mrs Leckie for the change of use of open space to garden ground to be used as access/driveway at land to the rear of The Glade and adjoining Montgomery Place, Larkhall be granted subject to the conditions specified in the Executive Director's report.

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## **5 Application EK/10/0395 - Sub-division of Garden Ground and Erection of 2 Storey Detached House at 42 Colinhill Road, Strathaven**

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A report dated 28 February 2011 by the Executive Director (Enterprise Resources) was submitted on planning application EK/10/0395 by R and L Morley for the sub-division of garden ground and the erection of a 2 storey detached house at 42 Colinhill Road, Strathaven.

**The Committee decided:** that planning application EK/10/0395 by R and L Morley for the sub-division of garden ground and the erection of a 2 storey detached house at 42 Colinhill Road, Strathaven be granted subject to the conditions specified in the Executive Director's report.

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## **6 The South Lanarkshire Development Plan Scheme 2011**

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A report dated 23 February 2011 by the Executive Director (Enterprise Resources) was submitted on the South Lanarkshire Development Plan Scheme 2011 which set out the Council's programme for preparing its Development Plans. At its meeting on 23 March 2010, the Committee had approved the Scheme for 2010. In terms of the Planning etc (Scotland) Act 2006, the Scheme had to be kept up to date by at least annual review.

The Scheme dealt with:-

- ◆ the current coverage of Development Plans (Structure and Local Plans) in South Lanarkshire
- ◆ proposals for new Local Development Plans (LDPs) for the area and the context for those to be set by the proposed Glasgow and Clyde Valley Strategic Development Plan
- ◆ the timescale for preparation of those LDPs
- ◆ details, as appropriate, of the key components of each stage of preparation
- ◆ a participation statement, giving an account of when consultation would take place, with whom and in what form, during the preparation of the LDPs
- ◆ details on how to access information and how to get in touch with the Council

If approved, the Scheme would be:-

- ◆ submitted to the Scottish Ministers
- ◆ published in hard copy and on the Council's website
- ◆ available in public libraries

**The Committee decided:** that the South Lanarkshire Development Plan Scheme 2011 be approved and published.

*[Reference: Minutes of 23 March 2010 (Paragraph 9)]*

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## **7 Urgent Business**

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There were no items of urgent business.