

PLANNING COMMITTEE

Minutes of meeting held via Confero and in the Council Chamber, Council Offices, Almada Street, Hamilton on 11 October 2022

Chair:

Councillor Richard Nelson

Councillors Present:

Councillor Alex Allison, Councillor Ralph Barker, Councillor Archie Buchanan, Councillor Ross Clark, Councillor Margaret Cowie, Councillor Mary Donnelly, Councillor Gladys Ferguson-Miller, Councillor Elise Frame, Councillor Celine Handibode, Councillor Mark Horsham, Councillor Ross Lambie, Councillor Lesley McDonald, Councillor Davie McLachlan, Councillor Julia Marrs (*substitute for Councillor John Ross*), Councillor Norman Rae, Councillor Dr Ali Salamati, Councillor Graham Scott, Councillor David Shearer, Councillor Bert Thomson (*substitute for Councillor Maureen Devlin*), Councillor Helen Toner, Councillor David Watson

Councillors' Apologies:

Councillor Gerry Convery (Depute), Councillor Maureen Devlin, Councillor Joe Fagan (ex officio), Councillor Alistair Fulton, Councillor Monique McAdams, Councillor John Ross

Attending:

Community and Enterprise Resources

B Darroch, Planning and Building Standards Manager (East); T Finn, Planning and Building Standards Manager (Headquarters); F Jack, Team Leader, Development Management Team, Roads and Transportation Services; I Morton, Planning Team Leader (West Team); J Weir, Planning Team Leader (West Team)

Finance and Corporate Resources

M Cannon, Solicitor; S Jessup, Administration Assistant; S McLeod, Administration Officer

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Horsham and Lambie	South Lanarkshire Local Development Plan 2 – Supporting Planning Guidance – Hagshaw Energy Cluster Development Framework	Trustees of Hagshawhill Windfarm Community Trust
Marrs	South Lanarkshire Local Development Plan 2 – Supporting Planning Guidance – Hagshaw Energy Cluster Development Framework	Personal relationship with employee of ScottishPower Renewables (stakeholder)

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 13 September 2022 were submitted for approval as a correct record.

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

3 Application P/21/2167 for Change of Use of After School Care Facility to Class 1 Retail Premises and Associated External Alterations at Cruse House, 20 Argyle Drive, Hamilton

A report dated 3 October 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/2167 by 1A Real Estate Limited for the change of use of an after school care facility to Class 1 retail premises and associated external alterations at Cruse House, 20 Argyle Drive, Hamilton.

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

Following discussion, during which an officer responded to members' questions on aspects of the report, Councillor Nelson, seconded by Councillor Allison, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor Donnelly, seconded by Councillor Watson, moved as an amendment that the application be deferred to allow a site visit to be carried out. On a vote being taken using the electronic voting system, 5 members voted for the motion and 16 for the amendment which was declared carried.

The Committee decided: that application P/21/2167 by 1A Real Estates Limited for the change of use of an after school care facility to Class 1 retail premises and associated external alterations at Cruse House, 20 Argyle Drive, Hamilton be deferred to a future meeting of the Planning Committee to allow a site visit to be carried out.

4 Application P/21/0521 for Erection of 3 Car Garage and Store with Vehicular Access from Moss Road at 9 Newton Road, Strathaven

A report dated 29 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/0521 by A and M Blackwood Frame for the erection of a 3 car garage and store with vehicular access from Moss Road at 9 Newton Road, Strathaven.

The Committee decided: that application P/21/0521 by A and M Blackwood Frame for the erection of a 3 car garage and store with vehicular access from Moss Road at 9 Newton Road, Strathaven be granted subject to the conditions specified in the Executive Director's report.

5 Application P/22/0471 for Erection of Domestic Wind Turbine at 1 Fernhill Grange, Bothwell

A report dated 29 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0471 by B Singh Sander for the erection of a domestic wind turbine at 1 Fernhill Grange, Bothwell.

Following discussion, during which officers responded to members' questions on various aspects of the report, Councillor Nelson, seconded by Councillor Allison, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor McLachlan, seconded by Councillor Watson, moved as an amendment that the application be deferred on the grounds that further technical specifications on the wind turbine were required. On a vote being taken using the electronic voting system, 8 members voted for the motion and 13 for the amendment which was declared carried.

The Committee decided: that planning application P/22/0471 by B Singh Sander for the erection of a domestic wind turbine at 1 Fernhill Grange, Bothwell be deferred to a future meeting of the Planning Committee on the grounds that further technical specifications on the wind turbine were required.

[Reference: Minutes of Hamilton Area Committee of 9 June 2010 (Paragraph 8)]

Councillor Barker left the meeting during consideration of this item of business due to technical issues

6 Application P/21/2093 for Erection of 37 Houses and 16 Flats with Associated Roads, Landscaping and Infrastructure (Approval of Matters Specified in Conditions Imposed on Consent HM/10/0052) at Land to the North of Meikle Earnock Road, Meikle Earnock Road, Hamilton

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/2093 by Taylor Wimpey West Scotland for the erection of 37 houses and 16 flats with associated roads, landscaping and infrastructure (approval of matters specified in conditions imposed on consent HM/10/0052) at land to the north of Meikle Earnock Road, Meikle Earnock Road, Hamilton.

This development was located within the Hamilton Community Growth Area and would be covered by the Planning Obligation agreed in terms of planning consent HM/10/0052.

There followed a discussion on the application during which officers responded to members' questions on aspects of the report.

The Committee decided: that planning application P/21/2093 by Taylor Wimpey West Scotland for the erection of 37 houses and 16 flats with associated roads, landscaping and infrastructure (approval of matters specified in conditions imposed on consent HM/10/0052) at land to the north of Meikle Earnock Road, Meikle Earnock Road, Hamilton be approved subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 28 March 2017 (Paragraph 16)]

In terms of Standing Order No 14, the Chair adjourned the meeting at 11.05am for a 10 minute period. The meeting recommenced at 11.15am

Councillor Barker rejoined the meeting during consideration of this item of business

7 Application P/21/1811 for Residential Development (153 Units) with Associated Roundabout, Roads, Landscaping and SuDS (Relating to Consent HM/10/0052) at Land West of Strathaven Road, Strathaven Road, Hamilton

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/1811 by Cala Homes and Barratt Homes for a residential development (153 units) with associated roundabout, roads, landscaping and SuDS (relating to planning consent HM/10/0052) at land west of Strathaven Road, Strathaven Road, Hamilton.

At its meeting on 7 July 2015, the Committee had approved a procedure for processing planning applications which required completion of a Legal Agreement. If approved, the application would be subject to a Legal Agreement and/or other appropriate mechanism and the approved procedure would apply.

The Committee decided:

- (1) that planning application P/21/1811 by Cala Homes and Barratt Homes for a residential development (153 units) with associated roundabout, roads, landscaping and SuDS (relating to HM/10/0052) at land west of Strathaven Road, Strathaven Road, Hamilton be granted subject to:-
 - ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a section 75 Agreement and/or other appropriate agreement of on an equitable financial contribution, on an agreed pro-rata basis, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area, for the improvement/upgrading of roads infrastructure, education provision, community facilities and affordable housing provision
 - ◆ the applicant meeting the Council's costs associated with the legal agreements
- (2) that it be noted that, in accordance with the agreed procedure, should there be no significant progress by the applicant towards the conclusion of the Legal Agreement within 6 months of the date of the meeting at which the application was considered, the proposed development could be refused on the basis that, without the planning control or developer contribution which could be secured by the Legal Agreement, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Legal Agreement had not been concluded within the 6 month period but was progressing satisfactorily, the application would be offered the opportunity to enter into a Processing Agreement, if this was not already in place, which would set an alternative agreed timescale for the conclusion of the Legal Agreement.

[Reference: Minutes of 7 July 2015 (Paragraph 15) and 28 March 2017 (Paragraph 16)]

8 Application P/21/1812 for Residential Development (628 Units) with Associated Roads, Landscaping and SuDS (Approval of Matters Specified in Conditions Imposed on Consent HM/10/0052 – Namely Conditions 2, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20 and 22) at Land to the West of Strathaven Road, Strathaven Road, Hamilton

A report dated 3 October 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/1812 by Cala Homes and Barratt Homes for a residential development (628 units) with associated roads, landscaping and SuDS (approval of matters specified in conditions 2, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20 and 22 of planning consent HM/10/0052) at land to the west of Strathaven Road, Strathaven Road, Hamilton.

This development was located within the Hamilton Community Growth Area and would be covered by the Planning Obligation agreed in terms of planning consent HM/10/0052.

The Committee decided: that planning application P/21/1812 by Cala Homes and Barratt Homes for a residential development (628 units) with associated roads, landscaping and SuDS (approval of matters specified in conditions 2, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20 and 22 of planning consent HM/10/0052) at land to the west of Strathaven Road, Strathaven Road, Hamilton be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 28 March 2017 (Paragraph 16)]

9 Application P/21/1582 for Substitution of Flats with Houses, Amendment to Plot 24 to Provide 14 Semi-Detached and Terraced Houses, Alteration to Cycle Track Alignment and Proposed Culvert of Section of Existing Burn to Replace Footbridge (Amendment to Consents CR/16/0138 and P/20/1729) at Land 145 Metres Southwest of 7 Dechmont Cottages, Gilbertfield Road, Cambuslang

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/1582 by Dundas Estates and Development Company Limited for the substitution of flats with houses, amendment to plot 24 to provide 14 semi-detached and terraced houses, alteration to cycle track alignment and proposed culvert of section of existing burn to replace footbridge (amendment to planning consents CR/16/0138 and P/20/1729) at land 145 metres southwest of 7 Dechmont Cottages, Gilbertfield Road, Cambuslang.

The Committee decided:

- (1) that planning application P/21/1582 by Dundas Estates and Development Company Limited for the substitution of flats with houses, amendment to plot 24 to provide 14 semi-detached and terraced houses, alteration to cycle track alignment and proposed culvert of section of existing burn to replace footbridge (amendment to planning consents CR/16/0138 and P/20/1729) at land 145 metres southwest of 7 Dechmont Cottages, Gilbertfield Road, Cambuslang be granted subject to:-
 - ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Agreement and/or other appropriate agreement between the Council, site owner(s) and applicant to ensure the provision of educational facilities
 - ◆ the applicant meeting the Council's costs associated with the legal agreements
- (2) that it be noted that, in accordance with the agreed procedure, should there be no significant progress by the applicant towards the conclusion of the Legal Agreement within 6 months of the date of the meeting at which the application was considered, the proposed development could be refused on the basis that, without the planning control or developer contribution which could be secured by the Legal Agreement, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Legal Agreement had not been concluded within the 6 month period but was progressing satisfactorily, the applicant would be offered the opportunity to enter into a Processing Agreement, if this was not already in place, which would set an alternative agreed timescale for the conclusion of the Legal Agreement.

[Reference: Minutes of 7 July 2015 (Paragraph 15) and 29 November 2016 (Paragraph 7)]

10 Application P/21/1962 for Substitution of House Types, Amendment to SuDS Proposals, Addition of Sub-Station, Addition of Gas Governor and Alteration of Cycle Path Alignment (Amendment to Consent CR/17/0039) at Land 180 Metres Northwest of Dalton School Lodge, Gilbertfield Road, Cambuslang

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/1962 by Dundas Estates and Development Company Limited for the substitution of house types, amendment to SuDS proposals, addition of sub-station, addition of gas governor and alteration of cycle path alignment (amendment to planning consent CR/17/0039) at land 180 metres northwest of Dalton School Lodge, Gilbertfield Road, Cambuslang.

The Committee decided:

- (1) that planning application P/21/1962 by Dundas Estates and Development Company Limited for the substitution of house types, amendment to SuDS proposals, addition of sub-station, addition of gas governor and alteration of cycle path alignment (amendment to planning consent CR/17/0039) at land 180 metres northwest of Dalton School Lodge, Gilbertfield Road, Cambuslang be granted subject to:-
 - ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Agreement and/or other appropriate agreement between the Council, site owner(s) and applicant to ensure the provision of educational facilities
 - ◆ the applicant meeting the Council's costs associated with the legal agreements
- (2) that it be noted that, in accordance with the agreed procedure, should there be no significant progress by the applicant towards the conclusion of the Legal Agreement within 6 months of the date of the meeting at which the application was considered, the proposed development could be refused on the basis that, without the planning control or developer contribution which could be secured by the Legal Agreement, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Legal Agreement had not been concluded within the 6 month period but was progressing satisfactorily, the applicant would be offered the opportunity to enter into a Processing Agreement, if this was not already in place, which would set an alternative agreed timescale for the conclusion of the Legal Agreement.

[Reference: Minutes of 7 July 2015 (Paragraph 15) and 25 August 2020 (Paragraph 4)]

11 Application P/21/2031 for Substitution of House Types and Additional 6 Houses, Amendment to SuDS Proposals, Addition of Sub-Station, Addition of Gas Governor and Alteration of Cycle Path Alignment (Amendment to Consent CR/17/0076) at Phase 2D, Land 180 Metres Northwest of Dalton School Lodge, Gilbertfield Road, Cambuslang

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P21/2031 by Dundas Estates and Development Company Limited for the substitution of house types and additional 6 houses, amendment to SuDS proposals, addition of sub-station, addition of gas governor and alteration of cycle path alignment (amendment to planning consent CR/17/0076) at land 180 metres northwest of Dalton School Lodge, Gilbertfield Road, Cambuslang.

The Committee decided:

- (1) that planning application P/21/2031 by Dundas Estates and Development Company Limited for the substitution of house types and additional 6 houses, amendment to SuDS proposals, addition of sub-station, addition of gas governor and alteration of cycle path alignment (amendment to planning consent CR/17/0076) at land 180 metres northwest of Dalton School Lodge, Gilbertfield Road, Cambuslang be granted subject to:-
 - ◆ the conditions specified in the Executive Director's report
 - ◆ prior conclusion of a Section 75 Agreement and/or other appropriate agreement between the Council, site owner(s) and applicant to ensure the provision of educational facilities
 - ◆ the applicant meeting the Council's costs associated with the legal agreements
- (2) that it be noted that, in accordance with the agreed procedure, should there be no significant progress by the applicant towards the conclusion of the Legal Agreement within 6 months of the date of the meeting at which the application was considered, the proposed development could be refused on the basis that, without the planning control or developer contribution which could be secured by the Legal Agreement, the proposed development would be unacceptable; and
- (3) that it be noted that, if the Legal Agreement had not been concluded within the 6 month period but was progressing satisfactorily, the applicant would be offered the opportunity to enter into a Processing Agreement, if this was not already in place, which would set an alternative agreed timescale for the conclusion of the Legal Agreement.

[Reference: Minutes of 7 July 2015 (Paragraph 15) and 25 August 2020 (Paragraph 5)]

12 Application P/22/0674 for Installation of Battery Storage Facility (Section 36 Scottish Government Consultation) at Land 700 Metres North of Birkhill Mill, Cairnhouses Road, Douglas, Lanark

A report dated 29 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0674 by Alcemi Storage Developments 4 Limited for the installation of a battery storage facility (Section 36 Scottish Government Consultation) at land 700 metres north of Birkhill Mill, Cairnhouses Road, Douglas, Lanark.

The proposal had been submitted to the Scottish Government under Section 36 of the Electricity Act 1989 as the proposed storage capacity of the batteries was over 50 megawatts (MW). As a result, the Council was a consultee to the application and not the consenting authority.

The application was considered acceptable on the basis that it:-

- ◆ accorded with the relevant policies in the adopted South Lanarkshire Local Development Plan 2
- ◆ accorded with National Policy
- ◆ would not have any significant adverse impact within the surrounding area

The Committee decided:

- (1) that the Scottish Government be advised that the Council had no objection to the proposed installation of a battery storage facility at land 700 metres north of Birkhill Mill, Cairnhouses Road, Douglas, Lanark under Section 36 of the Electricity Act 1989 subject to the conditions specified in the Executive Director's report; and

- (2) that the Head of Planning and Regulatory Services be authorised to undertake any discussions or agreements on the proposed conditions, if required, with the Scottish Government.

13 Application P/22/0699 for Change of Use of Office Accommodation in North Stand to Assisted Accommodation at New Douglas Park, Cadzow Avenue, Hamilton

A report dated 29 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0699 by The Stadium Company Limited for the change of use of office accommodation in the north stand to assisted accommodation at New Douglas Park, Cadzow Avenue, Hamilton.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report.

The Committee decided: that planning application P/22/0699 by The Stadium Company Limited for the change of use of office accommodation in the north stand to assisted accommodation at New Douglas Park, Cadzow Avenue, Hamilton be granted.

14 Application P/22/0498 for Demolition of Existing Garage and Shed and Erection of New Shed and Gym at 20 Stonehouse Road, Sandford, Strathaven

A report dated 29 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0498 by K Archer Ritchie for the demolition of an existing garage and shed and the erection of a new shed and gym at 20 Stonehouse Road, Sandford, Strathaven.

The Committee decided: that planning application P/22/0498 by K Archer Ritchie for the demolition of an existing garage and shed and the erection of a new shed and gym at 20 Stonehouse Road, Sandford, Strathaven be granted subject to the conditions specified in the Executive Director's report.

Councillor Scott left the meeting during consideration of this item of business

15 Application P/22/0779 for Amendment to Planning Consent P/20/1667 to Remove Madrid House Type, Remix Plots and Addition of Garden Rooms to 20 Plots at Land 90 Metres East Southeast of 24 Simpson Drive, Strutherhill, Larkhall

A report dated 29 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0779 by Robertson Living for an amendment to planning consent P/20/1667 to remove Madrid house type, remix plots and the addition of garden rooms to 20 plots at land 90 metres east southeast of 24 Simpson Drive, Strutherhill, Larkhall.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report.

The Committee decided: that planning application P/22/0779 by Robertson Living for an amendment to planning consent P/20/1667 to remove Madrid house type, remix plots and the addition of garden rooms to 20 plots at land 90 metres east southeast of 24 Simpson Drive, Strutherhill, Larkhall be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 8 June 2021 (Paragraph 11)]

16 Application P/22/0923 for Erection of 19 Houses with Infrastructure, Open Space, Road Improvements and Associated Works at Land 35 Metres North of Trunlehill, Newlands Road, East Kilbride

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0923 by Carmichael Homes Jackton Limited for the erection of 19 houses with infrastructure, open space, road improvements and associated works at land 35 metres north of Trunlehill, Newlands Road, East Kilbride.

The Committee decided: that planning application P/22/0923 by Carmichael Homes Jackton Limited for the erection of 19 houses with infrastructure, open space, road improvements and associated works at land 35 metres north of Trunlehill, Newlands Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

17 Application P/22/0927 for Erection of 12 Flats with Associated Vehicular Access, Parking and Landscaping at Low Waters Miners Welfare and Social Club, 4 Alness Street, Hamilton

A report dated 30 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0927 by Procast Group for the erection of 12 flats with associated vehicular access, parking and landscaping at Low Waters Miners Welfare and Social Club, 4 Alness Street, Hamilton.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report.

The Committee decided: that planning application P/22/0927 by Procast Group for the erection of 12 flats with associated vehicular access, parking and landscaping at Low Waters Miners Welfare and Social Club, 4 Alness Street, Hamilton be granted subject to the conditions specified in the Executive Director's report.

18 South Lanarkshire Local Development Plan 2 – Supporting Planning Guidance – Community Infrastructure Assessment

A report dated 20 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on the preparation of Supporting Planning Guidance (SPG) in relation to the South Lanarkshire Local Development Plan 2 (SLLDP2) on Community Infrastructure Assessment.

At its meeting held on 15 February 2022, this Committee had approved draft SPG on Community Infrastructure Assessment, subject to public consultation. Community Infrastructure Assessment was the process whereby the Council could seek financial contributions from developers where development proposals required capital or other works to enable the development to proceed by mitigating the impact on essential infrastructure.

Public consultation had since been carried out over a 6 week period, resulting in 6 responses, the content of which was summarised in the report.

A number of minor updates had been included in the revised SPG, attached as an appendix to the report, to provide clarification and definitions of certain matters.

Subject to the Committee's approval, the updated SPG would be published on the Council's website and become a material consideration in the determination of planning applications alongside the adopted South Lanarkshire Local Development Plan 2.

The Planning and Building Standards Manager (Headquarters) proposed the following amendments to the updated SPG:-

- ◆ that the section headed Active Travel be amended to Public Transport and Active Travel
- ◆ that the following paragraph be added to the section headed Public Transport and Active Travel:-
 - ◆ 'Where the Transport Assessment or Transport Statement identifies a need for public transport provision to serve the new development, contributions will be sought. This could involve the developer subsidising a new bus service for a period to be agreed or new or improved infrastructure being provided eg bus shelters, improved lighting etc to make public transport more attractive, or a combination of both.'

There followed a discussion during which an officer responded to a member's comments on aspects of the report.

The Committee decided:

- (1) that the Supporting Planning Guidance for Community Infrastructure Assessment, attached as an appendix to the report, be approved with the amendments detailed above; and
- (2) that the Head of Planning and Regulatory Services be authorised to undertake the appropriate procedures and make drafting and technical changes to the Supporting Planning Guidance prior to its publication.

[Reference: Minutes of 15 February 2022 (Paragraph 12)]

Councillors Buchanan and Donnelly left the meeting during consideration of this item of business

19 South Lanarkshire Local Development Plan 2 – Supporting Planning Guidance – Hagshaw Energy Cluster Development Framework

A report dated 20 September 2022 by the Executive Director (Community and Enterprise Resources) was submitted on the preparation of Supporting Planning Guidance in relation to the South Lanarkshire Local Development Plan 2 (SLLDP2) on the Hagshaw Energy Cluster Development Framework.

The purpose of the Supporting Planning Guidance (SPG) was to support the policy approach contained within the adopted SLLDP2 by providing more detailed information, guidance and advice.

South Lanarkshire Council had been invited by NatureScot to take part in a new project, piloting an innovative approach to renewable energy development. The cross-boundary project was intended to bring together a number of different renewable energy developers, working cross-boundary with South Lanarkshire Council, East Ayrshire Council, NatureScot and Architecture and Design Scotland, to explore how a more strategic, joined-up approach to renewable energy development could be taken to achieve greater benefits.

The project centred around Hagshaw Hill, which sat on the western edge of South Lanarkshire Council, between the communities of Coalburn and Douglas in South Lanarkshire and Muirkirk in East Ayrshire. The majority of the area sat within South Lanarkshire, with a relatively small part sitting within the East Ayrshire Council side of the boundary.

In July 2021, Land Use Consultants (LUC) had been commissioned by NatureScot, in collaboration with both councils and wind farm developers, to prepare a Development Framework for the cluster.

A steering group, comprising of South Lanarkshire Council, East Ayrshire Council, NatureScot and renewable energy developers, had been established to oversee the work of LUC. The resultant draft Development Framework, attached as an appendix to the report, had been informed by community engagement and set out the long-term vision for the Hagshaw cluster as a place which 'delivers optimised renewable energy generation and contributes towards Scotland's Just Transition to Net Zero, whilst delivering sustainable and inclusive growth for local communities. Integrated nature-based solutions, with enhanced connectivity supporting healthy, resilient communities and ecosystems, in response to the challenges of climate and biodiversity emergencies'.

This vision was underpinned by 6 inter-related themes that priorities and projects should seek to deliver, details of which were provided in the report.

An action plan was being prepared which would identify lead partners, funding opportunities and potential timelines for the opportunities set out in the Development Framework.

East Ayrshire Council's Cabinet, at its meeting on 7 September 2022, had approved the Development Framework as draft non-statutory planning guidance, subject to public consultation. If approved by this Committee, the draft Development Framework would be published and made available for public consultation for a period of 6 weeks, to run simultaneously with the consultation in East Ayrshire Council, commencing towards the end of October 2022.

If significant changes to the Development Framework were required as a result of the consultation, a further report would be submitted to this Committee. Otherwise, the Development Framework would be adopted by both East Ayrshire and South Lanarkshire Councils as Supporting Planning Guidance and, in relation to South Lanarkshire Council, would become a material consideration in the determination of planning applications alongside the adopted South Lanarkshire Local Development Plan 2.

The Committee decided:

- (1) that the draft Hagshaw Energy Cluster Development Framework, attached as an appendix to the report, be approved as Supporting Planning Guidance;
- (2) that the Supporting Planning Guidance be published and made available for a 6 week period of consultation; and
- (3) that the Head of Planning and Regulatory Services be authorised to make drafting and technical changes to the non-statutory planning guidance prior to its publication, following public consultation.

[Reference: Minutes of 1 December 2020 (Paragraph 4)]

Councillors Horsham, Lambie and Marrs, having declared an interest in the above application, withdrew from the meeting during its consideration

20 Urgent Business

There were no items of urgent business.