

Law, Aileen

From: Robert Brown [REDACTED]
Sent: 06 December 2020 15:39
To: Planning
Subject: Application - Ref P/20/1616 Burnside Bowling Club
Attachments: Bowling Club Planning Objection Dec 20.docx

I attach Letter of objection to the above application for your consideration.

Yours faithfully

Robert & Gwen Brown

90b Blairbeth Road,
Rutherglen
Glasgow
G73 4JA
6th December 2020

Planning & Economic Development
South Lanarkshire Council
Montrose House
154 Montrose Crescent
HAMILTON ML3 6LB

Dear Sirs,

Application Ref – P/20/1616

Proposal for the erection of a detached two storey dwellinghouse with detached double garage and new vehicular access at Burnside Bowling Club, Burnside Road, Rutherglen G73 4RB

I write as a local resident to object to the above application on the following grounds:

1. **Purpose of the site** – The site is understood to have been gifted in the early 1900s by Sir John Train to the Bowling Club for recreational purposes. This is and should continue to be its prime purpose and no case has been made in the application for any change in that status
2. **Prime location** – the site is in a prime location in Burnside at the corner of Burnside Road and Blairbeth Road. Originally Burnside Road formed a gated access to historic properties up the hill. The replacement of the recreation area by a private house at this location would damage the integrity of this prominent junction and views of the Bowling Club and Burnside Church.
3. **Climate Change issues** –
 - a. The site is currently a green area forming part of the Bowling Club grounds. It has been such for a century and adds to the “green lung” afforded by the many trees and bushes in the area which is a particular feature of this part of Burnside. The erection of a house would result in the loss of a number of trees and bushes as well as the diversity of the flora and fauna in the green space.
 - b. The junction at Burnside Road/Blairbeth Road has long been affected by significant flooding of the road at the corner which has resisted all efforts to eliminate the problem, perhaps because of its low lying nature. The introduction of a large house with ancillary services will add extra pressure to drainage in the area and could exacerbate the problem. Clearly there would be significant areas of house or hard standing which would reduce the capacity of the site to absorb water flows. No consideration at all appears to have been given to this issue.
4. **Compatibility with neighbouring properties** – All the original houses around this location were red sandstone properties built as part of a plan for the area by Sir John Train. Whilst the current application is outline only, a house which was incompatible

with the established pattern would be hugely undesirable and detract from the amenity of the area.

5. **No gap in Meeting Local Needs** – There is no identified local need for additional properties of this size in the area. There is adequate provision in the Local Plan for projected housing needs in the area without requiring to build yet another house on a site that was not intended for that purpose.
6. **Problem of mobile phone masts** – the site contains 2 mobile phone masts on which the Bowling Club have commercial agreements with the providers. It would not be appropriate to allow planning permission for a domestic property on a site containing mobile phone masts.
7. **Traffic issues** – The site is immediately adjacent to the junction at Burnside Road/Blairbeth Road. The junction used to have a bad accident record which was substantially improved by providing a right turn filter.
 - a. Traffic speeds coming down both Blairbeth Road and Burnside Road are still frequently excessive and both roads carry significant traffic, particularly at busy times.
 - b. The traffic situation would not be assisted by either an additional access so near to the junction nor by the potential for the parking of both residential and service vehicles on Blairbeth Road outside the property.
 - c. The junction is a crossing point for many children attending local schools, for pre-school children coming to and from nursery facilities, for patrons of the Bowling Club and Tennis Club, and for Church attendees in particular.
8. **Over-development** – the house would represent unnecessary over development of a location not intended for this.
9. **Future Use** – the loss of this ground to housing would represent a reduction in potential amenity space in the future. The recent welcome development of part of the Club premises by Rutherglen Tennis Club shows the potential that can sometimes exist for future recreational need – which would be lost if the proposed house was built.

I hope these considerations will be taken into account in rejecting the application.

Yours faithfully,

Robert E Brown/Gwen Brown

(Robert & Gwen Brown)