

PLANNING COMMITTEE

Minutes of meeting held via Microsoft Teams on 11 May 2021

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Alex Allison, Councillor John Anderson (*substitute for Councillor Stephanie Callaghan*), Councillor John Bradley, Councillor Walter Brogan (*substitute for Councillor Bert Thomson*), Councillor Margaret Cowie, Councillor Peter Craig, Councillor Maureen Devlin, Councillor Mary Donnelly, Councillor Fiona Dryburgh, Councillor Lynsey Hamilton, Councillor Mark Horsham, Councillor Ann Le Blond, Councillor Martin Lennon, Councillor Richard Lockhart, Councillor Davie McLachlan, Councillor Lynne Nailon, Councillor Carol Nugent, Councillor Graham Scott, Councillor David Shearer, Councillor Jim Wardhaugh, Councillor Jared Wark (*substitute for Councillor Ian Harrow*)

Councillors' Apologies:

Councillor Archie Buchanan, Councillor Stephanie Callaghan, Councillor Ian Harrow, Councillor Joe Lowe, Councillor John Ross (ex officio), Councillor Collette Stevenson, Councillor Bert Thomson

Attending:

Community and Enterprise Resources

B Darroch, Planning and Building Standards Manager (East); P Elliott, Head of Planning and Economic Development; T Finn, Planning and Building Standards Manager (Headquarters); F Jack, Team Leader, Development Management Team, Roads and Transportation Services; T Meikle, Planning and Building Standards Manager (West)

Finance and Corporate Resources

M Cannon, Solicitor; K McLeod, Administration Assistant; S McLeod, 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 23 March 2021 were submitted for approval as a correct record.

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

3 Application P/20/1749 for Erection of 2 Wind Turbines (Maximum Height 100 Metres to Tip) and Associated Infrastructure Including 2 x 2 Megawatt Battery Storage Facilities, Access Tracks and Associated Cabling at Land 575 Metres South Southeast of Dykecroft, B7086 from Boghead, Kirkmuirhill to Deadwaters Bridge, Boghead, Lanark

A report dated 30 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1749 by HBY2 Limited for the erection of 2 wind turbines (maximum height 100 metres to tip) and associated infrastructure including 2 x 2 megawatt battery storage facilities, access tracks and associated cabling at land 575 metres south southeast of Dykecroft, B7086 from Boghead, Kirkmuirhill to Deadwaters Bridge, Boghead, Lanark.

The Committee decided:

that planning application P/20/1749 by HBY2 Limited for the erection of 2 wind turbines (maximum height 100 metres to tip) and associated infrastructure including 2 x 2 megawatt battery storage facilities, access tracks and associated cabling at land 575 metres south southeast of Dykecroft, B7086 from Boghead, Kirkmuirhill to Deadwaters Bridge, Boghead, Lanark be refused for the reasons detailed in the Executive Director's report.

[Reference: Minutes of 23 June 2020 (Paragraph 9)]

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

4 Application P/21/0395 for Change of Use of Tanning Salon (Class 2) to Hot Food Takeaway (Sui Generis) and Associated Ventilation at 214 Main Street, Cambuslang

A report dated 29 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/0395 by Ovenfeast Limited for the change of use of a tanning salon (class 2) to hot food takeaway (sui generis) and associated ventilation at 214 Main Street, Cambuslang.

The Committee decided:

that planning application P/21/0395 by Ovenfeast Limited for the change of use of a tanning salon (class 2) to hot food takeaway (sui generis) and associated ventilation at 214 Main Street, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

5 Application P/19/1462 for Formation of Site for 30 Residential Caravans Including Access, Services and Infrastructure to Serve Plots Including 3 LPG Gas Tanks and 1.8 Metres Firewall at Rob Roy Caravan Park, 120 Carlisle Road, Crawford, Biggar

A report dated 22 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/19/1462 by A Marshall for the formation of a site for 30 residential caravans including access, services and infrastructure to serve plots including 3 LPG gas tanks and 1.8 metres firewall at Rob Roy Caravan Park, 120 Carlisle Road, Crawford, Biggar.

The Committee decided:

that planning application P/19/1462 by A Marshall for the formation of a site for 30 residential caravans including access, services and infrastructure to serve plots including 3 LPG gas tanks and 1.8 metres firewall at Rob Roy Caravan Park, 120 Carlisle Road, Crawford, Biggar be granted subject to the conditions specified in the Executive Director's report.

Councillor Lockhart re-joined the meeting following consideration of this item of business

6 Application P/21/0074 for Installation and Display of LED Panel Display on Retail Unit (Retrospective) at 30 West Port, Lanark

A report dated 30 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/0074 by W Rae for the installation and display of an LED panel display on a retail unit (retrospective) at 30 West Port, Lanark.

Following discussion, Councillor Dorman, seconded by Councillor Horsham, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor McLachlan, seconded by Councillor Lockhart, moved as an amendment that the application be deferred to allow Fleet and Environmental Services to check that the maximum permitted luminance during daylight and low light, as detailed in condition 1 proposed in the Executive Director's report, was not being exceeded. On a vote being taken by roll call, members voted as follows:-

Motion

Alex Allison, John Anderson, John Bradley, Peter Craig, Isobel Dorman, Mark Horsham, Ann Le Blond, Carol Nugent, David Shearer

Amendment

Walter Brogan, Margaret Cowie, Maureen Devlin, Mary Donnelly, Fiona Dryburgh, Lynsey Hamilton, Martin Lennon, Richard Lockhart, Davie McLachlan, Lynne Nailon, Graham Scott, Jim Wardhaugh, Jared Wark

9 members voted for the motion and 13 members voted for the amendment which was declared carried.

The Committee decided:

that planning application P/21/0074 by W Rae for the installation and display of an LED panel display on a retail unit (retrospective) at 30 West Port, Lanark be deferred to a future meeting of the Planning Committee to allow Fleet and Environmental Services to check that the maximum permitted luminance during daylight and low light, as detailed in condition 1 proposed in the Executive Director's report, was not being exceeded.

[Reference: Minutes of 29 January 2019 (Paragraph 9)]

7 Application P/21/0295 for Amendment to Planning Consent P/19/1794 in Respect of Substitution of House Types at Plots 1 to 50 and Minor Amendments to Layout at Land 110 Metres Northwest of Littlepark Cottage, Jackton Road, East Kilbride

A report dated 22 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/0295 by Stewart Milne Homes Scotland for the amendment to planning consent P/19/1794 in respect of substitution of house types at plots 1 to 50 and minor amendments to layout at land 110 metres northwest of Littlepark Cottage, Jackton Road, East Kilbride.

Officers responded to members' questions on various aspects of the report.

The Committee decided:

that planning application P/21/0295 by Stewart Milne Homes Scotland for the amendment to planning consent P/19/1794 in respect of substitution of house types at plots 1 to 50 and minor amendments to layout at land 110 metres northwest of Littlepark Cottage, Jackton Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 22 September 2020 (Paragraph 6)]

8 Application P/20/1790 for Erection of Boundary Walls and Associated Alterations (Amendment to Planning Consent P/18/1157) (Retrospective) at 6 Strawfrank Road, Carstairs Junction

A report dated 9 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1790 by G Georgien for the erection of boundary walls and associated alterations (amendment to planning consent P/18/1157) (retrospective) at 6 Strawfrank Road, Carstairs Junction.

The Committee decided: that planning application P/20/1790 by G Georgien for the erection of boundary walls and associated alterations (amendment to planning consent P/18/1157) (retrospective) at 6 Strawfrank Road, Carstairs Junction be granted subject to the conditions specified in the Executive Director's report.

9 Development Plan Scheme 2021

A report dated 20 April 2021 by the Executive Director (Community and Enterprise Resources) was submitted on the South Lanarkshire Development Plan Scheme 2021 which set out the Council's programme for preparing its Development Plan. In terms of the Planning etc (Scotland) Act 2006, the Scheme had to be kept up to date by at least carrying out an annual review.

The South Lanarkshire Development Plan Scheme 2021 dealt with:-

- ◆ the current coverage of development plans in South Lanarkshire
- ◆ proposals for the preparation of the next South Lanarkshire Local Development Plan (SLLDP3)
- ◆ the anticipated timescale for preparation of SLLDP3
- ◆ details, as appropriate and where known, 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 SLLDP3
- ◆ details of the preparation of other supporting planning guidance associated with SLLDP3
- ◆ details on how to access information and how to get in touch with the Council

The Scheme also reflected that the development plan process was in a period of transition due to changes brought about by the Planning (Scotland) Act 2019 including:-

- ◆ the repeal of Strategic Development Plans and their replacement by non-statutory Regional Spatial Strategies (RSS)
- ◆ combining the existing National Planning Framework and Scottish Planning Policy into a single document to be called National Planning Framework 4 (NPF4) which, in turn, would form part of SLLDP3
- ◆ the need to replace Local Development Plans at least every 10 years as opposed to 5 years at present
- ◆ the repeal of the ability to prepare Supplementary Guidance (SG)
- ◆ enabling greater public involvement by allowing local communities to prepare Local Place Plans (LPP) which would require to accord with the Local Development Plan

The relevant parts of the Planning (Scotland) Act 2019 and the approved secondary legislation would take effect in early 2022, following which, the Council would begin formal preparation of SLLDP3. The Development Plan Scheme included an initial programme for each stage of the process, however, this could not be prepared in detail until NPF4 and the secondary legislation for Local Development Plans was approved. An updated programme would be included in the Development Plan Scheme for 2022. Transitional arrangements published by the Scottish Government in 2020 included the expectation that the new form of Local Development Plans would be adopted by all councils by 2027.

The report also provided details on non-statutory Supporting Planning Guidance which would be produced on a range of topics and would be the subject of future reports to this Committee.

If approved, the Development Plan Scheme would be submitted to the Scottish Ministers, published on the Council's website and made available in public libraries, once they were re-opened.

The Committee decided: that the South Lanarkshire Development Plan Scheme 2021, attached as Appendix 1 to the report, be approved, published and submitted to the Scottish Ministers.

[Reference: Minutes of 26 February 2019 (Paragraph 10)]

10 Urgent Business

There were no items of urgent business.