

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename		Forename	John Alan
Surname		Surname	McLennan
Company Name		Company Name	
Building No./Name	Burnside Bowling Club	Building No./Name	Burnside House
Address Line 1	Burnside Road	Address Line 1	Beech Avenue
Address Line 2	Burnside	Address Line 2	High Burnside
Town/City	Rutherglen	Town/City	Rutherglen
Postcode	G73 4RB	Postcode	G73 4RJ
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority		South Lanarkshire Council	
Planning authority's application reference number		P/20/1616	
Site address			
Burnside Bowling Club Burnside Road Burnside Rutherglen G73 4RJ			
Description of proposed development			
Erection of detached two storey dwellinghouse with detached double garage and new vehicular access (Planning permission in principle)			

Date of application

16/11/2020

Date of decision (if any)

05/02/2021

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

☐

Application for planning permission in principle

☒

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐**5. Reasons for seeking review**

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐**6. Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☐

Assessment of review documents only, with no further procedure

☒

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

☐

Is it possible for the site to be accessed safely, and without barriers to entry?

☒

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Provided in full on separate document.

Have you raised any matters which were not before the appointed officer at the time your application was determined?

Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

1. Notice of Refusal Dated 05/02/2010
2. Acknowledgement of application
3. Statement of Reasons for requesting a Review Document
4. Location Plan indicating the proposed development

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

John Alan McLennan

Date:

30/04/2021

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Planning and Economic Development

John McLennan
Burnside House
Beech Avenue
High Burnside
Rutherglen
United Kingdom
G73 4RJ

Our Ref: P/20/1616
Your Ref:
If calling ask for: Iain Morton
Date: 5 February 2021

Dear Sir/Madam

Proposal: Erection of detached two storey dwellinghouse with detached double garage and new vehicular access (Planning permission in principle)
Site address: Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB
Application no: P/20/1616

I would advise you that the above application was refused by the Council and I enclose the decision notice which sets out the reasons for refusal. Please note that the Council does not issue paper plans with the decision notice. The application is refused in accordance with the plans and any other documentation listed in the reasons for refusal imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at www.southlanarkshire.gov.uk

If you consider that you can overcome the reasons for refusal and that it is not the principle of the development that is unacceptable, you may submit an amended application. If you do amend your proposals and re-apply within one year of this refusal, then you will not have to pay a fee, provided the proposal is of the same character or description as the application which has just been refused.

As your application has been refused, you may appeal against the decision within 3 months of the date of the decision notice. The attached notes explain how you may appeal.

Should you have any enquiries relating to the refusal of your application or a potential amended submission, please contact Iain Morton on 01698 455048

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: <http://tinyurl.com/nrtgmy6>

If you were the agent: <http://tinyurl.com/od26p6g>

We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email iain.morton@southlanarkshire.gov.uk Phone: 01698 455048



your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015, selecting option 7, quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

Head of Planning and Economic Development

Enc:

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To :

Burnside Bowling Club
Burnside Road, Beech
Avenue, Rutherglen, G73
4RJ

Per :

John McLennan

Burnside House, Beech
Avenue, High Burnside,
Rutherglen, United
Kingdom, G73 4RJ,

With reference to your application received on 16.11.2020 for planning permission in principle under the above mentioned Act :

Description of proposed development:

Erection of detached two storey dwellinghouse with detached double garage and new vehicular access (Planning permission in principle)

Site location:

Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB

South Lanarkshire Council in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSION IN PRINCIPLE

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 5th February 2021

Head of Planning and Economic Development

This permission does not grant any consent for the development that may be required under other Legislation, e.g. Planning Permission, Building Warrant or Roads Construction Consent.

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

South Lanarkshire Council

Refuse planning permission in principle

Paper apart - Application number: P/20/1616

Reason(s) for refusal:

01. The proposal is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan in that:
 - i) the proposed two-storey building would result in an incongruous visual intrusion into this area of established townscape, resulting in a significant loss of visual character and amenity for Blairbeth Road, Burnside Road and the wider Burnside area.
 - ii) it would result in the loss of an area of open landscaping at a significant focal point, to the detriment of visual amenity and the local townscape character.

Reason(s) for decision

The proposal will have a significant adverse visual impact on the local built environment and is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan 2.

Notes to applicant

Application number: P/20/1616

Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
BCC/LP-001		Refused



COMMUNITY AND ENTERPRISE RESOURCES
EXECUTIVE DIRECTOR Michael McGlynn
Planning and Economic Development

Important notes

Town and Country Planning (Scotland) Act 1997

1. Compliance with conditions

Under the provisions of the Town and Country Planning (Scotland) Act 1997 (Section 145), failure to comply with any condition(s) imposed on any planning permission may result in the service by the Council of a "Breach of Condition Notice" requiring compliance with the said condition(s).

There is no right of appeal against such a Notice and failure to comply with the terms of the Notice within the specified time limit will constitute a summary offence, liable on summary conviction to a fine not exceeding £1000.

2. Procedure for appeal to the planning authority

- (a) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997, within three months from the date of this notice. The notice of review should be addressed to:

Executive Director (Corporate Resources)
Council Headquarters
Almada Street
Hamilton
ML3 0AA

To obtain the appropriate forms:

Administrative Services at the above address.

Telephone: 01698 454108

E-mail: pauline.macrae@southlanarkshire.gov.uk

- (b) If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Planning and Economic Development

John McLennan
Burnside House
Beech Avenue
High Burnside
Rutherglen
United Kingdom
G73 4RJ

Our Ref: P/20/1616
Your Ref:
If calling ask for: Iain Morton
Date: 19 November 2020

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997
Acknowledgement of application

Proposal: Erection of detached two storey dwellinghouse with detached double garage and new vehicular access
Site address: Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB
Application no: P/20/1616

Thank you for your recent application which was received on 16 November 2020 and has now been registered as detailed above.

Description of proposal

Please note that the way you describe the proposal on the form might have been changed. This is to make it more precise and legally correct in terms of planning legislation. If you wish to discuss how the proposal has been described please contact us within seven days of receiving this letter. If we do not hear from you within seven days, we will assume that you agree with the description. It is important to have your agreement as it will appear on your decision notice when your application has been decided.

Timescale for a decision

The Council has until 17 January 2021 to determine your application.

Right of appeal

If a decision is not given to you within the statutory period above, then you have a right of appeal which can be exercised in two ways. You may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 or through a review by the Planning Local Review Body under section 43A(8) of the Act. The relevant appeal route will be dependent on whether your application is determined by a committee or whether it is a local development dealt with under delegated powers. As the application's final route of determination will not be known until later in the process, then you should contact the case officer below if you require further information on this matter.

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email iain.morton@southlanarkshire.gov.uk Phone: 01698 455048



The appeal notice must be sent within three months of the expiry of the statutory period (or within three months of an extended date to be agreed between the applicant and the Council), unless South Lanarkshire Council had already referred the application to the Scottish Ministers. You may also appeal within three months of the Council's decision on the application.

If you wish to make an appeal to the Scottish Ministers, you should contact the Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk FK1 1XR or alternatively, DPEA can be contacted on 01324 696 400 or at DPEA@gov.scot

If your appeal is through the Planning Local Review Body, then please contact Administration Services, Finance and Corporate Resources, Floor 2, Council Headquarters, Almada Street, Hamilton ML3 0AA on 01698 454108 or pauline.macrae@southlanarkshire.gov.uk.

Important contact details

If calling or writing in relation to your application please contact Iain Morton on 01698 455048 and quote your planning application reference P/20/1616. You can also contact the case officer if you wish an update on the progress of your application, including when it is likely to be decided. Please note that our office hours are 8:45 am to 4:45 pm Monday to Thursday, 4:15 pm on Fridays.

If the case officer is not available, a duty officer is always available during these hours to deal with general enquiries in relation to the planning application process. Please note Duty officers may not be able to answer specific queries in relation to your application.

If you wish to discuss your application with your case officer you should call and arrange a suitable appointment. Please do not visit our offices without pre-arranged appointment as planning officers are often on site visits. Information and progress on your application can be viewed on the Council's planning portal on our website at www.southlanarkshire.gov.uk

Please note that if you have any general enquiries, our Customer Service Centre is open from 8am to 6pm Monday to Thursday and from 8am to 4.15pm on Fridays and can be contacted at our general enquiry number 0303 123 1015. If a Customer Service Assistant is unable to answer your enquiry, they will forward details to the area office and a planning officer will contact you within one working day.

Please retain this letter for future reference as it contains important details, including the planning officer's name, address and telephone contacts and your planning application reference which will be of assistance if you need to contact us at any time.

Yours faithfully

Area Manager

Privacy Notice – Planning applicants

Using Your Personal Information

We will use the information you have given us to process the application you have submitted to us.

We are required to keep a register of planning applications under section 36 of the Town and Country Planning (Scotland) Act 1997. The information that comprises the register is set out in Schedule 2 of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013. These records are made public and will be published and available to view on the Council's website.

Once a decision has been made on an application, information and documents will be retained and archived. We may also use personal information for historical, research or statistical reasons.

We will only process your personal information when it is lawful to do so.

Your rights

You have the right to ask us to

- confirm that we are using personal information about you, detail what that information is, to whom we have disclosed your information and a copy of the information that we have about you (The right of access)
- correct any incorrect or misleading personal information that we have about you (The right to rectification)
- stop using any or all of your personal information (The right to object)
- delete or destroy your personal information (The right to erasure) and
- stop using your personal information until we can look into correcting your personal information or our justification for using your personal information or to stop us deleting your personal data where you need it in connection with any legal claims (the Right of Restriction) and
- pass your personal information to someone else

For more information on your rights and how to exercise them or for information about how we manage your personal information, you can access the Council's [Privacy Notice](#) on the Council's website or you can ask for a paper copy from the Data Protection Officer (details are below).

If you have any queries or are unhappy about the way that we use your personal information or have responded to you in relation to any of your rights, you can contact



The Council's Data Protection Officer

The Data Protection Officer,
Administrative and Legal Services,
Finance and Corporate Resources,
Floor 11,
Council Offices,
Almada Street,

Hamilton
ML3 0AA

Tel: 0303 123 1015

Or by email to dp@southlanarkshire.gov.uk



The Information Commissioner

You also have the right to complain to the Information Commissioner about the way we have handled your rights, to enquire about any exercise of those rights or to complain about the way that the Council has dealt with your rights (or any other aspect of data protection law)

The Commissioner's Contact Details are

Information Commissioner's Office

Wycliffe House

Water Lane

Wilmslow

Cheshire

SK9 5AF

Tel: 0303 123 1113 (local rate) or 01625 545 745 if you prefer to use a national rate number

Fax: 01625 524 510

Or online at: <https://ico.org.uk/concerns/handling/>

Proposal: Erection of detached two storey dwellinghouse with detached double garage and new vehicular access (Planning permission in principle)

Site address: Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB

Application no: P/20/1616

Refusal date: 5th February 2021

Reasons for requesting a Review, Prepared by John Alan McLennan

The Planning Refusal Notice states the following reasons for refusal and the reasons for that decision:

Reason(s) for refusal:

01. The proposal is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan in that:

i) the proposed two-storey building would result in an incongruous visual intrusion into this area of established townscape, resulting in a significant loss of visual character and amenity for Blairbeth Road, Burnside Road and the wider Burnside area.

ii) it would result in the loss of an area of open landscaping at a significant focal point, to the detriment of visual amenity and the local townscape character.

Reason(s) for decision

The proposal will have a significant adverse visual impact on the local built environment and is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan 2.

We disagree that the proposal is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan 2.

Policy 4 – Development management and placemaking, states:

All development proposals will require to take account of and be integrated with the local context and build form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment as well as address the six qualities of placemaking (as detailed in Appendix 1 of the DMPDSG).

When assessing development proposals, the Council will ensure that:

- i. there is no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity;*

- ii. *there is no significant adverse impact on landscape character, built heritage, habitats or species including Natura 2000 sites, biodiversity and Protected Species nor on amenity as a result of light, noise, odours, dust or particulates;*
- iii. *the proposed development is accessible for all, provides suitable access and parking, encourages active travel and has no adverse implications for public safety;*
- iv. *the proposal includes appropriate integrated and accessible infrastructure, open space, green infrastructure and landscape provision;*
- v. *sustainability issues are addressed through energy efficient design, layout, site orientation and building practices;*
- vi. *the development does not result in any significant adverse impact on the water environment as required by the Water Framework Directive and related regulations and as appropriate, mitigation to minimise any adverse effects is provided; and*
- vii. *where there are no significant adverse effects on air quality (particularly in and around Air Quality Management Areas), or on water or soil quality and, as appropriate, mitigation to minimise any adverse effects is provided; and*
- viii. *risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development.*

As the application submitted was for Planning in Principle, all of the above noted points would be addressed in a future detailed application for approval of reserved matters, had the application for Planning in Principle been granted with appropriate conditions (reserved matters).

We do not agree that, *"the proposed two-storey building would result in an incongruous visual intrusion into this area of established townscape, resulting in a significant loss of visual character and amenity for Blairbeth Road, Burnside Road and the wider Burnside area."* as the proposal is for a Two Storey detached dwelling in an area predominately of two storey dwellings, and would be situated behind the existing hedgerows and decorative species of trees and bushes, and sufficiently distanced from adjacent dwelling houses, that the proposal would result in an *"incongruous visual intrusion"* or *"a significant loss of visual character and amenity"*.

We do not agree that the proposed Development *"would result in the loss of an area of open landscaping at a significant focal point, to the detriment of visual amenity and the local townscape character."* as the area of *"open landscaping"* is situated behind the existing hedgerows and decorative species of trees and bushes and is not visible from the, *"significant focal point"*.

Given the variety of housing types immediately adjacent to, and opposite the proposed development, (which includes four in a block, two storey red sandstone fronted Housing; large semi-detached, two storey, red sandstone fronted Housing; a small detached stone fronted Bungalow; roughcast and facing brick fronted two storey detached and semi-detached Housing), it would require detailed discussions with the Planning Officer and design compromise, *"to take account of and be*

integrated with the local context and build form." However, that would not be an insurmountable task.

The proposed layout and siting of the proposed house, garage, parking and access generally meets the requirements of points i to viii noted above and those parts of points v – viii which require more detail, would be addressed in a further detailed application.

Policy 6 – General urban area/settlements refers to supplementary guidance No 3, Development management, placemaking and design framework and in particular to Policy DM13.

Overarching Framework

3.1 Good design is essential to the creation of successful places. To deliver good design and ensure that developments of high quality are created there must be a co-ordinated and integrated policy approach. General design criteria to be applied within development are provided in DM1 and Appendix 1 – Design and access.

3.2 Appendix 1 identifies the key attributes that are considered to be fundamental to the delivery of successful streets, spaces, villages, towns and cities. It is important that planning applications are tailored to reflect this design advice.

DM13 – Developments within general urban area/settlement

Any development proposed within the general urban area/settlement must satisfy the following criteria:

- The proposed development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use, except in circumstances where the existing local characteristics are considered to be of poor quality, or detrimental to the overall character of the area. In such cases, the new development should be of good quality design and enhance the environment in which it is located.*
- The character and amenity of the area must not be impaired by reason of traffic generation, parking, visual intrusion, noise or emission of gasses and particulates.*
- There must be no resultant loss of, or damage to, open or play spaces, trees, bushes or hedgerows which make a significant contribution to the character or amenity of the area.*
- The development must be adequately serviced in terms of cycle, pedestrian and vehicular access, parking, accessibility and infrastructure for public transport.*
- There must be no adverse effect on public safety.*

- *Take account of the other supplementary guidance prepared by the Council where relevant to the proposal.*

It is our opinion that as the proposed development is to be situated in a section of land within the curtilage of Burnside Bowling Club, it will be sufficiently distanced from adjacent residential properties to allow for a standalone design solution, without the need to emulate any of the various House forms, which make up the surrounding area. As previously stated, this application was for Planning in Principle and all of the points noted in the first and second sections of DM13 above, can be easily addressed by applying appropriate reserved matters to a Conditional Consent.

With regard to the points made in section 3 of DM13, the overall area of Land owned by Burnside Bowling Club, consists of three Tennis Courts, a Bowling Green and associated Clubhouse and the application site to the North of the Bowling Green. The area taken up by the application site is not Public Space and is not used for any purpose by the Bowling Club, it is land surplus to requirements. With the exception of a vehicular access through the final section of the existing hedgerow, there would be no loss of, or damage to the vast majority of the hedgerow and no loss of any of the existing small decorative species of trees and bushes. There are no large mature trees on the proposed Development Site. (Please refer to the Photographs contained at the end of this document, which are provided to assist the Review Panel).

Sections 4 and 5 of DM13 would be complied with automatically due to the immediate location of Blairbeth Road and the Public footpath, together with the existing Rail and Bus routes in the Burnside area. Parking would be within the Development site, with a Double Garage, hard standing and turning area to allow vehicles to turn and exit the Development site in a forward direction and ensure public safety.

Section 6 refers to other supplementary guidance prepared by the Council and any relevant items in that guidance could be included within the reserved matters.

In summary, we do not consider that the reasons for refusal stated are valid in this instance and that any concerns regarding this proposed development should be dealt with by granting the application for Planning in Principle with a list of conditions (reserved matters). Thereafter, following consultation and discussion with the Planning Department at the detailed design stage, an application for approval of these reserved matters would be submitted, thus ensuring that the proposed development complied with the various policies and reasons for refusal noted in the current Notice of Refusal.

We therefore ask the Planning Authority to review this case under section 43A of the Town and Country Planning (Scotland) Act 1997.

Burnside Bowling Club – Planning Review – Site Photographs

March 2021 and April 2021



Site looking South from Blairbeth Road



Site looking South from Blairbeth Road



Site looking East from Blairbeth Road at NE corner with Burnside Road



Site looking East from Blairbeth Road at NW corner with Burnside Road



Site looking East



Site looking North



Site looking North



Site looking North at House opposite on Blairbeth Road



Site looking North to Blairbeth Road



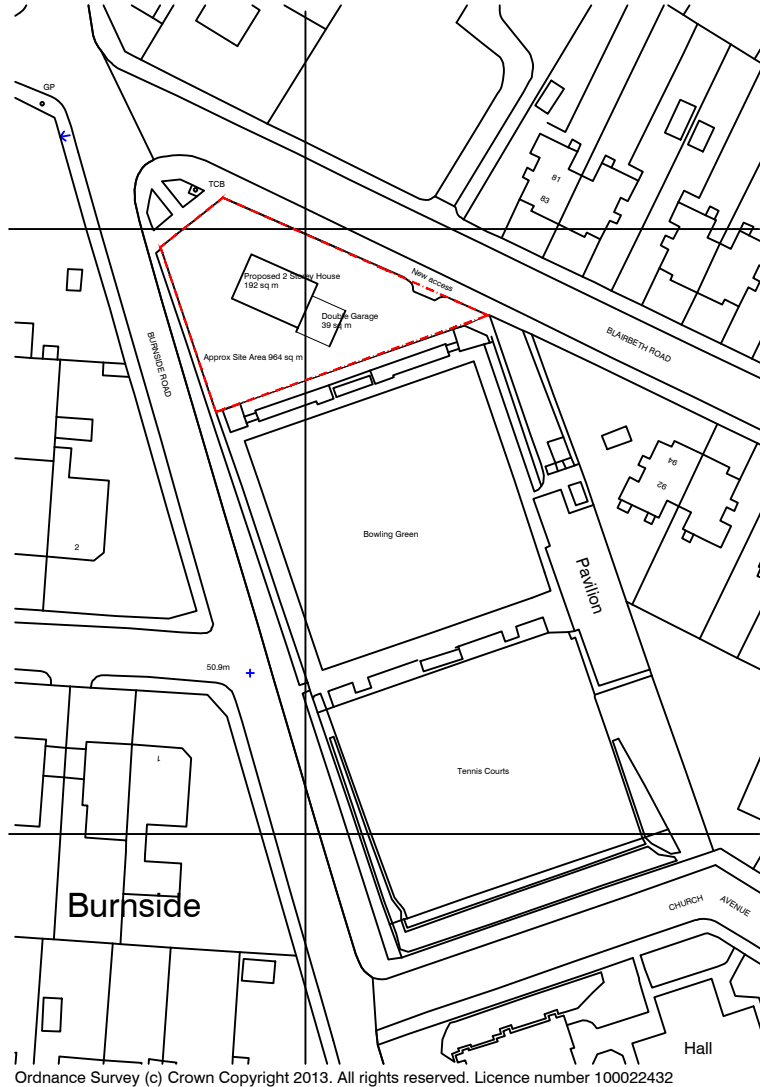
Site looking East



Site Looking North West (Late April)



Site Looking North (Late April)



LOCATION PLAN

1:1250 @ A4

PROJECT

PROPOSED HOUSE PLOT
BURNSIDE BOWLING CLUB
BURNSIDE ROAD
RUTHERGLEN
G73 4RB

TITLE

LOCATION PLAN as proposed

DRAWING NO: **BBC/LP-001** REVISION: **A**

SCALE	DATE	DRAWN	CHECKED
1:1250@A4	Sept 2020 A 15.11.20	AM	AM

Preliminary

For Discussion only