

Andrew Haugh
6 Peveril Avenue
Burnside
Glasgow
G73 4RD
1st December 2020

South Lanarkshire Planning Department
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

FAO Iain Morton, Case Officer, South Lanarkshire Planning Department

Application Ref. – P/20/1616

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

Proposal – Erection of detached two storey dwellinghouse with detached double garage and new vehicular access

I wish to register my objection against the above application for the following principal reasons:

- 1. Road Safety/Accessibility** – Whilst it is appreciated the application seeks planning permission in principle, it is not clear, nor has it been demonstrated, how the site can be accessed safely. The application site boundary lies in close proximity to a complex controlled road junction and accessing and egressing the site in such circumstances could be dangerous to users of the highway including pedestrians, cyclists and those with disabilities. The immediate footpath network is used by children to get to and from school safely and a private access in such close proximity to crossing points is a concern. For these reasons it is considered that the proposed development is contrary to:-
 - a. Policy 4 Development Management and Placemaking, Policy 6 General Urban Area and Settlements and Policy 16 Travel and Transport of the adopted South Lanarkshire Local Development Plan (2015); and
 - b. Supplementary Planning Guidance 3 Development Management, Placemaking and Design of the adopted South Lanarkshire Local Development Plan (2015); and
 - c. Volume 1 - Policy 3 General Urban Area and Settlements, Policy 5 Development Management, Policy 15 Travel and Transport of the emerging South Lanarkshire Council Local Development Plan 2; and
 - d. Volume 2 - Placemaking Policy DM 1 New Development Design and Policy SSDCC4 Sustainable Transport of the emerging South Lanarkshire Council Local Development Plan 2.

- 2. Loss of Trees/Hedgerows** – Notwithstanding the impact on local biodiversity and environment, it is considered that clearing the site to create a house plot will result in the loss of a significant number of mature trees and formal hedgerows which, alongside the well-considered landscape design of the open space, currently contributes positively to the character of the area and helps soften the impact of a very busy road junction. For these reasons it is considered that the proposed development is contrary to:-

- a. Policy 1 Spatial Strategy, Policy 2 Climate Change, Policy 4 Development Management and Placemaking, Policy 6 General Urban Area and Settlements, Policy 14 Green Network and Greenspaces, Policy 15 Natural and Historic Environment of the adopted South Lanarkshire Local Development Plan (2015);
- b. Supplementary Planning Guidance No.1 Sustainable Development and Climate Change, No.3 Development Management, Placemaking and Design, No.8 Green Network and Greenspace, No.9 Natural and Historic Environment of the adopted South Lanarkshire Local Development Plan (2015);
- c. Volume 1 - Policy 1 Spatial Strategy, Policy 2 Climate Change, Policy 3 General Urban Areas and Settlements, Policy 5 Development Management, Policy 13 Green Network and Greenspace, Policy 14 Natural and Historic Environment, Policy DM 1 New Development Design and Policy NHE 16 Landscape of the emerging South Lanarkshire Council Local Development Plan 2; and
- d. Volume 2 - Placemaking Policy DM 1 New Development Design and Policy, NHE 16 Landscaping and NHE 20 Biodiversity of the emerging South Lanarkshire Council Local Development Plan 2.

3. Loss of Open Space, Impact on visual amenity and place – The proposed development will remove a valuable piece of local amenity greenspace which provides a strong landscape setting to the bowling club and tennis courts and long views (particularly in winter) to the Category B Listed Burnside Parish Church (LB33788) as the topography rises from the busy road junction, and contributes positively to the local green network, biodiversity and visual amenity of this particular location in Burnside. For these reasons it is considered that the proposed development is contrary to:-

- a. Policy 1 Spatial Strategy, Policy 2 Climate Change, Policy 4 Development Management and Placemaking, Policy 6 General Urban Area and Settlements, Policy 14 Green Network and Greenspaces, Policy 15 Natural and Historic Environment of the adopted South Lanarkshire Local Development Plan (2015);
- b. Supplementary Planning Guidance No.1 Sustainable Development and Climate Change, No.3 Development Management, Placemaking and Design, No.8 Green Network and Greenspace, No.9 Natural and Historic Environment of the adopted South Lanarkshire Local Development Plan (2015);
- c. Volume 1 - Policy 1 Spatial Strategy, Policy 2 Climate Change, Policy 3 General Urban Areas and Settlements, Policy 5 Development Management, Policy 13 Green Network and Greenspace, Policy 14 Natural and Historic Environment, Policy DM 1 New Development Design and Policy NHE 16 Landscape of the emerging South Lanarkshire Council Local Development Plan 2; and
- d. Volume 2 - Placemaking Policy DM 1 New Development Design and Policy, NHE3 Listed Buildings, NHE 16 Landscaping and NHE 20 Biodiversity of the emerging South Lanarkshire Council Local Development Plan 2.

More generally, the land on which the proposed development is intended to be built is surrounded by well-maintained Edwardian / early twentieth century private dwellings of notable character, principally of pitched red ashlar sandstone. This is in keeping with other architecturally significant Victorian / Edwardian / early twentieth century period dwellings in the surrounding areas of Burnside and High Crosshill. Whilst it is appreciated that this application does not include the detailed design of the proposed buildings, it is considered that it would be extremely challenging for any new sizeable structure at this location to be constructed sympathetic to the significant historic character and appearance of the immediate surrounding area.

For information, it was Sir John Train, former MP for Cathcart, a notable local stonemason / builder / landowner, who planned and erected the vast majority of period sandstone dwellings

immediately surrounding the proposed development site, and many others in Burnside and the surrounding areas. Incidentally, the Train family resided for a period at 'Evadale', as originally named, the grand sandstone bungalow on Blairbeth Road overlooking the bowling green, which the site of this proposed development falls directly between, blocking the sightline from 'Evadale' across the bowling green / tennis courts and up to Burnside Parish Church, as originally intended.

The land on which the bowling club is located, including the site of the proposed development, was donated by Train in the early 1900s solely for recreational purposes. Similarly, the land immediately south of the bowling club and tennis courts was donated by Train for local worship and Burnside Blairbeth Parish Church serves the local community today from this site. The curtailing of available local amenity green space, private or otherwise, in such a densely populated residential area is extremely questionable.

Further, to grant planning permission to build a private dwelling on this land would besmirch the legacy of Rutherglen's historical charitable patrons, including Train and Overtoun, the spirit of which, thankfully, remains alive locally and was recently displayed by local volunteers, benefactors and members of the Rutherglen LTC who came together to refurbish the adjacent Burnside tennis courts (a project which was nationally hailed as a model for successful local community cooperation).

Thank you for the opportunity to make comment and I would request that this application is subjected to the relevant and appropriate level of scrutiny. Please also do not underestimate local objection to this application, which may otherwise have been more robustly voiced, were it not for the time of year and ongoing pandemic.

Regards,

Andrew Haugh