

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>23 February 2021</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/20/1148
Planning proposal:	Demolition of derelict dwelling and erection of licensed hotel, spa, restaurant and 4 no. lodges with associated landscaping, parking and access improvements

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Crossbasket Castle Holdings Limited
Location:	Land 160 metres east north east of Crossbasket Castle Stonemeadow Road Blantyre Glasgow South Lanarkshire

## 2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached.

## 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other information

- ◆ Applicant's Agent: Ian Gallacher – Icen Projects Limited
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (Adopted 2015)**  
Policy 1 – Spatial Strategy  
Policy 2 - Climate Change  
Policy 3 - Green belt and rural area  
Policy 4 - Development management and placemaking  
Policy 7 - Employment  
Policy 15 - Natural and historic environment

**Supplementary Guidance 2: Green Belt and Rural Area**

Policy GBRA1 Economy/business related developments

**Supplementary Guidance 3: Development Management, Placemaking and Design**

Policy DM1 Design

**Supplementary Guidance 9: Natural and historic environment**

Policy NHE3 Listed buildings

**Proposed South Lanarkshire Development Plan 2 (2018)**

Policy 1 – Spatial Strategy

Policy 2 - Climate change

Policy 4 - Green Belt and Rural Area

Policy 5 - Development Management and Placemaking

Policy NHE3 - Listed Buildings

Policy 8 - Employment

◆ **Representation(s):**

▶	9	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Planning and Economic Development Services

Scottish Water

Roads Flood Risk Management

SEPA West Region

Historic Environment Scotland

Arboricultural Services

West of Scotland Archaeology Service

Blantyre Community Council

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site consists of a large part of the Crossbasket Castle estate, Stoneymeadow Road, High Blantyre. The application site is approximately 5 hectares in size and is largely flat with a steeply downward sloping section to the north towards the river, namely the Rotten Calder. To the west is located the existing group of buildings including the Category 'A' Listed castle, the ballroom and ceremony room, all associated with the current 9 bedroom hotel, wedding venue, restaurant and bar. To the north is the Rotten Calder River and mature woodland, to the south and southwest is the ornamental landscaped gardens of the estate and beyond to Stoneymeadow Road and to the east lies the gated residential properties of Crossbow Gardens. It should be noted that a children's pre-school nursery building exists and operates within the estate, located adjacent to the southwest corner of the application site with its dedicated car park located within the application site boundary.

### **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning permission for the demolition of a derelict dwelling and the erection of a licensed hotel, spa, restaurant and 4no. accommodation lodges with associated landscaping, parking and access improvements. A redundant dwellinghouse which is of poor fabric would be demolished and the new hotel complex would be located within a grassed field to the east of the existing castle, ceremony room and wedding ballroom. Car parking at the existing venue, some of which is located immediately east of the castle and ballroom would also be upgraded and extended together with the formation of a pedestrian footpath network within the grounds and to link the existing buildings with the new development.
- 2.2 More specifically, the proposal includes the following elements:-
- ◆ 2-storey 40 bedroom hotel element with associated public reception area
  - ◆ 4 No. 2-storey guest lodges each with 4 bedrooms and en-suites, lounge and kitchen/diner
  - ◆ restaurant and bar area
  - ◆ internal courtyard with glazed rooflights above
  - ◆ single storey spa facility with gym, pool, hydro pool, sauna, steam and treatment rooms
  - ◆ separate café/eating area and private external courtyard for spa guests
  - ◆ 128 additional car parking spaces including electric vehicle (EV) charging points
  - ◆ alterations to existing internal driveways within the Crossbasket estate including a service road for deliveries and refuse collection
- 2.3 In addition, extensive landscaping and tree planting, and an upgrade to the existing gated entrance and re-positioning of the driveway, including a reduction in its width, are proposed to reduce the impact of the development on the historic setting of the castle to ensure the castle remains the principal focus.
- 2.4 Furthermore, a parking area for the hotel and a separate parking area for the spa together with staff parking and coach drop-off is proposed.
- 2.5 A simple pallet of materials are proposed for the development including natural stone, natural slate roofs, glazing and horizontal timber cladding.

- 2.6 A landscaped scheme has been lodged as part of the proposals and this shows areas of native ornamental planting, tree planting, shrubs/grass and wildflower mix to safeguard the setting of the historic castle and to soften the appearance of the new building within the castle's existing parkland setting.
- 2.7 The development is classified as a major development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation. A number of documents have been provided in support of the application, namely a Pre-application Consultation Report, Planning Statement, Design and Access Statement, Tree Survey Report, Transport Statement, Site Investigations Report, Surface Water Management Strategy, Drainage Strategy and Flood Risk Statement, and an Ecological Assessment.

### **3 Background**

#### **3.1 Local Plan Status**

3.1.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan 2015 (LDP) as designated Greenbelt (Policy 3 – Greenbelt) and a site within a wider Special Landscape Area.

3.1.2 In addition to the above policy designation, the proposed development is affected by a number of additional policies within the Local Plan, as follows:-

- ◆ Policy 1 – Spatial Strategy
- ◆ Policy 2 – Climate change
- ◆ Policy 4 – Development management and placemaking
- ◆ Policy 7 – Employment
- ◆ Policy 15 – Natural and historic environment

3.1.3 Within the proposed South Lanarkshire Local Development Plan 2 (LDP2), the application site is identified as Greenbelt and is located within a wider Special Landscape Area. On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of LDP2 and a number of modifications to the Plan were recommended. At the Planning Committee on 1 December 2020, members agreed to the approval of all of the modifications; the publication and public deposit of the Plan, as modified; and the submission of the Plan to Scottish Ministers. For the purposes of determining planning applications the Council will, therefore, assess these against the policies contained within the adopted South Lanarkshire Local Plan and those within the proposed LDP2. In this regard, the application site and associated proposal is affected by Policy 1- Spatial Strategy, Policy 2 – Climate Change, Policy 4- Greenbelt, Policy 5 – Development Management and Placemaking and Policy 8 – Employment. As SLLDP2 is now approved for adoption, when considering planning applications, greater weight should be given to the policies and guidance contained in this Plan.

#### **3.2 Relevant Government Advice/Policy**

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) which states that local authorities should support sustainable economic development in all areas by taking account of matters including the economic benefits of proposals, promoting development in sustainable locations and supporting development which will provide new employment opportunities.

### 3.3 Planning History

- 3.3.1 In the recent past, the owners of the existing castle had appointed a hotel management company to manage the operation of the overall wedding venue, together with the 'fine dining' restaurant within the main castle. This had necessitated that the ceremony room and ballroom be developed. The overall capacity of the existing castle/wedding venue and restaurant is 300 persons. The existing business opened in 2014 and the owners wish to further maximise the success of the castle as a wedding venue. In this regard, they need to further invest in the site and expand to include an additional 40 rooms for the hotel, a larger restaurant and bar together with the spa resort. This is required to meet client expectations of a 5-star facility and to ensure it has a strong business case moving forward.

### Consultation(s)

- 4.1 **Roads Development Management Team** – No objections subject to conditions relating to the submission of a Travel Plan and details of a construction traffic management plan.  
**Response:** It should be noted that during consideration of the application, detailed discussion took place with the Roads Engineer and additional information was supplied by the developer to satisfy the Engineer in terms of vehicular tracking for servicing, parking and dropping off. A revised layout drawing was submitted which was to the Roads Engineer's satisfaction.
- 4.2 **Environmental Services** – No objections subject to conditions including requiring the submission and approval of a Noise Assessment, dust management measures and appropriate extract systems being installed.  
**Response:** Noted. Appropriate conditions and informatives would be attached to any consent.
- 4.3 **Planning and Economic Development Services** – Were supportive of the proposal and welcome the plans to expand the Crossbasket Castle as a hotel and wedding and events venue. They site that this investment will safeguard, enhance and expand a high-quality South Lanarkshire accommodation and events venue and would realise 106 construction direct jobs and 100 indirect jobs and, once operational, the castle management estimated the expanded venue would attract an additional 35,000 visitors and would secure 52 extra jobs.  
**Response:** Noted.
- 4.4 **Scottish Water**- No objections. The response provided detailed advice for the applicant regarding Scottish Water capacity and assets.  
**Response:** Noted.
- 4.5 **Roads Flood Risk Management** – No objections subject to conditions relating to flood risk and the management of surface water, including during the construction phase.  
**Response** - Noted. Appropriate conditions would be added to any approval.
- 4.6 **SEPA West Region** – No objections to the proposal subject to a satisfactory SUDS scheme being introduced including a robust construction site SUDS and the requirement for the applicant to obtain a license from SEPA for the private foul drainage discharge.  
**Response:** Noted. Appropriate informatives and/or conditions would be added to any approval.

- 4.7 **Historic Environment Scotland** - While they do not object to the proposal, they recommend that every effort is made to reduce the impact of the overall development on the historic setting of Crossbasket through revisions to the landscaping proposals.  
**Response:** Following Historic Environment Scotland's response, the developer simplified the internal vehicular accesses and footpaths by narrowing the driveway and removing the roundabout to have a more traditional driveway approach. It is considered that the impact of the development on the setting of the castle has been addressed through a revised layout which simplifies the internal road and footpath network and improves the intervisibility between the gated entrance and the castle, which enables the castle to remain the principal focus.
- 4.8 **Arboricultural Services** – No objections subject to conditions to ensure that the new development is constructed without adverse impact on the root protection areas of the existing trees, the majority of which are being retained.  
**Response:** It should be noted that the architect and landscape architect have designed the development to retain and safeguard the majority of the existing trees. They have carried out detailed tree surveys and the landscape scheme submitted shows extensive new planting of trees (almost 300), shrubs, shelter belts and boundary planting to supplement the existing Crossbasket estate. Appropriately worded conditions would be attached to any approval.
- 4.9 **West of Scotland Archaeology Service** – Advised that a programme of intrusive evaluation trenching should be carried out across the site in advance of development taking place.  
**Response:** Noted and an appropriately worded condition would be attached to any approval.
- 4.10 **Blantyre Community Council** – while the Community Council (CC) generally welcomes the long-term investment by the present owners, employment opportunities, environmental and social improvements of proposals within or adjacent to Blantyre, this planning application should ensure protection of the local environment, local wildlife habitats and the setting of the historic castle. Also, Historic Environment Scotland's comments should be carefully considered as a material consideration. The Community Council is concerned that its representatives were not included as stated within the Pre-Application Consultation report of August 2020.  
**Response:** Noted. Historic Environment Scotland's comments have been carefully assessed and the architect revised the layout to address its concerns. Careful design of the proposal has been undertaken to ensure the retention of the majority of the existing trees and the required habitat survey was undertaken and submitted as additional supporting information. In terms of not including the local members in the Proposal of Application Notice (PAN)/Pre-Application Consultation (PAC) process, this has been noted, however, the relevant Community Council's, including Blantyre Community Council, were notified by the developers at the PAN/PAC stage and the PAC public event was advertised in the local newspaper together with the detailed application, after it was registered. In addition, Blantyre Community Council was consulted on the planning application and its comments have been taken into account.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the East Kilbride News and the Hamilton Advertiser for neighbour notification purposes, development contrary to development plan (DCDP) and affecting the setting of a listed building. Following this, 10 letters of representation, including 1

comment letter, have been received. The issues raised in all representations can be summarised as follows:

- a) Ensure full protection for all wildlife, flora and fauna and no demolition should take place until it is absolutely established that there are no bats.**

**Response:** An Ecological Assessment was lodged and it is concluded that the existing habitats have very low value and the loss represents no significant constraint to development. The proposal includes the implementation of a detailed landscape scheme which will have a positive impact on biodiversity of the Crossbasket estate and will encourage wildlife habitats.

- b) Landscaping should be favourable to butterflies and moths and trees to be planted wherever possible.**

**Response:** A comprehensive landscape and maintenance and management scheme forms part of the proposals and a wide variety of native trees, plants, shrubs and wild flower mix are included which will be favourable to wildlife habitats.

- c) While supportive of the development in principle concerned regarding visual intrusion and overshadowing impact of the development on the Crossbow Gardens estate due to proposed boundary fencing.**

**Response:** The majority of the trees along the boundary of the site with Crossbow Gardens are to be retained. In addition, additional planting is proposed along the eastern boundary. A combination of existing trees and new planting will provide an appropriate screened boundary with the existing residential properties. There is no proposal to alter the existing boundary walling or fencing at this location.

- d) Concern regarding potential noise and disturbance during the operational life of the development particularly as the development including a spa pool and remote footpaths will be 50 metres from the boundary wall with Crossbow Gardens. How will noise and privacy be mitigated?**

**Response:** The landscape buffer between the new development and Crossbow Gardens will assist in mitigating any noise. In addition, the closest development to the site's eastern boundary with Crossbow Gardens is the staff car park, spa pool, with a 6 metre high wall enclosure (dropping to 4.4 metres at a lower section) on the east elevation. The main wedding banqueting hall and ceremony room remains farthest west adjacent to the castle with the hotel accommodation block, restaurant and bar located to the west of the spa resort. The remote footpath proposed would be designed within the existing and supplemented landscape buffer and would result in limited pedestrian movement within the estate. Environmental Services were consulted and have no objections subject to conditions including the submission of a Noise Assessment for submission and consideration.

- e) It is noted the increase in vehicle numbers expected by the large increase in parking spaces and service areas proposed. This will exacerbate the problem of accidents at the Expressway slip road and junction with Stoney Meadow Road. What Traffic Impact Assessment has taken place?**

**Response:** A Transport Statement was lodged in support of the application and the Council's Roads and Transportation Services considered the document carefully and have no objections subject to conditions.

- f) **Such major development will overwhelm the current foul drainage systems. What is proposed as the primary means of effluent disposal and to protect the river from pollution?**

**Response:** The foul drainage is a private system and is not connected to the adjacent Scottish Water Drainage System. SEPA were consulted and had no objections together with the Council's Roads Flood Management Team.

- g) **Concerned that the existing surface water run-off problem at Crossbow Gardens will be exacerbated by the additional hardstanding and buildings and that the river profile may change and have downstream effects on Crossbow Gardens.**

**Response:** The proposed surface water discharges are restricted to the greenfield run-off with attenuation of the 1 in 200 year storm plus climate change being stored within the development. The discharges rates to the watercourse are low and will not affect the current rate of erosion of the watercourse due to the predominant rock bed.

- h) **Construction impact including hours of construction, noise, dust, traffic impact, river pollution.**

**Response:** It is recognised that with any construction site there will be noise and construction traffic movements. However, through careful management of the construction phase this can be mitigated and reduced to a minimum. Environmental Services were consulted and have no objections subject to conditions including the submission of a Noise Assessment for submission and consideration. Conditions would be imposed on any approval to require the submission of the Noise Assessment together with a construction traffic management scheme.

- i) **Any planning application must not compromise the status of the designation of Greenhall and Millheugh as a Local Nature Reserve (LNR) as shown on the Proposed Local Development Plan 2.**

**Response:** This proposed LNR is recognised. It lies east of the Crossbasket Estate and would remain unaffected by any development within this application site.

5.2 These letters are available for inspection on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning consent for a hotel, spa and restaurant development together with 4 no. guest lodges within the Crossbasket Estate, Stoneymeadow Road, High Blantyre. In addition, expanded car parking areas are proposed and an improved access driveway and footpath network are proposed.
- 6.2 The adopted South Lanarkshire Local Development Plan 2015 (LDP) identifies the site, in land use terms, as being within the Greenbelt (as defined by Policy 3 – Greenbelt). It also falls within a wider Special Landscape Area.
- 6.3 The determining issues in the assessment of this application are its compliance with Local Development Plan policy as well as its impact on the amenity of adjacent properties. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan framework against which the proposal requires to be assessed



comprises the South Lanarkshire Local Development Plan (adopted 2015) and its relevant associated Supplementary Guidance documents.

- 6.4 Section 3 of the report explains that the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) as modified (in accordance with the modifications recommended in the Examination report) was approved by the Planning Committee on 1 December 2020. Notice has now been given by the Council of the Intention to Adopt the Plan. The weight attached to SLLDP2 as a material consideration in determining this application is, therefore, significant. For the purposes of determining planning applications the Council will, therefore, assess these against the policies contained within the adopted South Lanarkshire Local Plan and those within the proposed South Lanarkshire Local Development Plan. For the purposes of this report, SLLDP2 Policies are only referenced where they differ from the aims of SLLDP.
- 6.5 In terms of national planning policy, Scottish Planning Policy (SPP) states that local authorities should support sustainable economic development in all areas by taking account of matters including the economic benefits of proposals, promoting development in sustainable locations and supporting development which will provide new employment opportunities.
- 6.6 In this instance, the proposed development would be constructed within the wider estate of Crossbasket Castle, a Category 'A' Listed Building. The new facilities would ensure the continued, successful future of the castle as a five star hotel and wedding venue. This would be to the wider benefit of the community of South Lanarkshire. A planning statement has been lodged which describes the extent of the site and its surroundings and provides historical background on the proposed development, setting out key factors which should be taken into consideration when determining the application, including the fact that the planning history of the site confirms the amount of investment that the current owners have already made which secured the future of Crossbasket Castle which had previously been on the Buildings at Risk Register. It is argued that the location of the proposed development, while on greenbelt land, is justified in terms of locational need as this expansion of enhanced facilities would secure the future of Crossbasket Castle as a 'high end' iconic wedding venue for South Lanarkshire. In addition, the design layout of the buildings has evolved to ensure that the historic character and setting of the castle is preserved but is also enhanced through detailed landscaping and careful design of vehicular and pedestrian linkages to ensure that the castle remains the focus upon entering the estate. Therefore, such new build at this location, within the Greenbelt is justified in this instance.
- 6.7 Policy 1 – Spatial Strategy states that the Council will encourage sustainable economic growth and regeneration, protect and enhance the built and natural environment and move towards a low carbon economy. In this instance, although the site is within the Greenbelt, it forms part of the wider Crossbasket Estate where currently a luxury hotel and wedding venue operates. This proposal would expand and enhance the experience and would ensure the economic security of this five star venue going forward.
- 6.8 Policy 2 seeks to ensure that proposed developments, where possible, seek to minimise and mitigate against the effects of climate change. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. In this instance, by concentrating the facilities including bedroom accommodation at Crossbasket, it would enable wedding guests to remain on the estate rather than the current situation which requires them to be transported by car, taxi or bus to other

hotels, often several miles outwith the South Lanarkshire Area. In addition, the site is located within 500 metres of bus routes and a Travel Plan would be prepared and implemented as part of the proposal.

- 6.9 Policy 3 (Greenbelt and Rural Area) states that the Greenbelt functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Where it is demonstrated that there is a specific locational requirement and established need for a proposal. Exceptionally, proposals for larger scale business development that generate employment opportunities will be considered on their own merits with particular regard to their economic benefits for the area. In this regard, this proposal would provide significant social and economic benefits through the creation of potentially 106 construction jobs and, once operational, an additional 52 new jobs together with increased local expenditure. The proposal can be developed at Crossbasket estate without adverse impact on the setting of the castle itself and the surrounding policies would be enhanced through additional planting of trees, shrubs, shelter belts and boundary planting. It is, therefore, considered that the proposal accords with Policy 3 and GBRA1 (economy/business related developments).
- 6.10 Policy 4 (Development Management and Placemaking) and DM1(Design) seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include, where appropriate, measures to enhance the environment. It is considered that the overall benefits of the development proposal including the enhancement of the existing driveway and the implementation of a detailed landscape scheme, together with the proposed introduction of a safe footpath network within the estate will have an overall positive impact on the immediate and wider area. The buildings have been sensitively designed so as not to overdominate the castle and to ensure subtle integration via a carefully designed footpath network and car parking area. The proposed development is, therefore, considered to be consistent with Policy 4 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design.
- 6.11 Policy 7 (Employment) states that the Council will support sustainable economic growth. The provision of good quality visitor attractions and accommodation will be supported based on sustainable management and interpretation of the area's natural, built and cultural resources. As mentioned above, this proposal will provide significant social and economic benefits through the creation of potentially 106 construction jobs and, once operational, an additional 52 new jobs together with increased local expenditure. The proposal can be developed at Crossbasket estate without adverse impact on the setting of the castle itself. It is, therefore, considered that the proposal accords with Policy 7.
- 6.12 Policy 15 (Natural and Historic Environment) seeks to protect important natural and historic sites and features. The Category 'A' Listed Crossbasket Castle would remain unchanged with the development site located directly to its east. As mentioned above, the site is located within a wider Special Landscape Area and in this context the proposal respects this designation with a design which would fit into the existing historic setting. In relation to protected species, following assessment of the Ecological Report submitted in support of the proposal, it is not considered to have any adverse impact on protected species or habitats. Various protection measures can be put in place during the construction process in respect of any protected species and habitats. In addition, Policy NHE3 Listed Buildings is relevant given the proposed development is within the estate of a listed building. The layout, design, materials, scale, siting and use of any development shall be sensitive to, and

respect the character and appearance of, the listed building and its setting. In this instance, no alterations are proposed to the actual castle and, in terms of the new development within the grounds of the castle, it is considered that the siting and design of the new development will not adversely impact upon the setting of the castle; with any impact being addressed through careful landscape design with enhancement of the surrounding grounds through an improved driveway design, tree retention and substantial tree planting.

- 6.13 As detailed above under paragraph 4.7, Historic Environment Scotland (HES) was consulted and further discussions took place with the developer to address its comments. HES has advised that while it does not object to the proposal, it recommends that every effort is made to reduce the impact of the overall development on the historic setting of Crossbasket through revisions to the landscaping proposals. HES encouraged revisions to the landscape design to simplify the approach and to ensure that Crossbasket castle itself remains the focus of its setting. HES considered that the proposal introduced a proliferation of access drives and hard landscaping which would further detract from the historic character of the setting of the castle. The Planning Service is confident that having sought changes to the hard and soft landscaping proposals to simplify the structured footpath linkages with the castle and by the omission of a roundabout on the approach to the hotel and spa, together with a more refined and narrower sweeping driveway to the castle, that the impact on the setting of the castle would be reasonably limited and, in fact, the intervisibility between the gated entrance and the castle would be improved.
- 6.14 The proposal was advertised as development contrary to the development plan due to the land use designation of the site as Greenbelt (Policy 3) in the adopted South Lanarkshire Local Development Plan 2015 (SLLDP) and Policy 4 in the proposed South Lanarkshire Development Plan (SLDP2). However, as outlined above, the proposal would provide enhanced facilities for an existing hotel facility to the benefit of South Lanarkshire and it is demonstrated that there is a locational need. On that basis, it is considered that the proposal is not contrary to the terms of the SLLDP or SLDP2. Furthermore, as noted at paragraph 6.10 above, the proposal also complies with the development management policies and similarly with the policies within the proposed Local Development Plan 2. The proposed development has also been carefully assessed in terms of potential amenity impacts and is considered acceptable, subject to the imposition of conditions relating to noise, dust and construction phase management.
- 6.15 It is, therefore, recommended that planning permission is granted.

## **7 Reasons for Decision**

- 7.1 The proposal will provide substantial local employment opportunities and will have no adverse impact on amenity. It complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 1, 2, 3, 4, 7, 15, DM1, GBRA1 and NHE3) and the proposed South Lanarkshire Local Development Plan 2 (Policies 1, 2, 4, 5, 8, DM1 and NHE3).

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

10 February 2021

## Previous References

- ◆ EK/13/0314 and EK/13/0315 - External fabric repairs; internal alterations and improvements to castle to form wedding venue including erection of single storey rear extension – Approved 16 December 2014
- ◆ EK/16/0078 - Erection of new single storey ceremony room, ancillary to the Crossbasket Castle – Approved 23 May 2016
- ◆ EK/17/0109 - Proposed link extension and viewing gallery between existing ballroom and ceremony room – Approved 2 May 2017

## List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
  
- ▶ Neighbour notification letter dated 16.09.2020
- ▶ East Kilbride News advert 23.09.2020
- ▶ Hamilton Advertiser advert 24.09.2020
  
- ▶ Consultations
  - Blantyre Community Council 26.11.2020
  - West of Scotland Archaeology Service 29.09.2020
  - Roads Development Management Team 29.09.2020
  - Environmental Services 03.12.2020
  - Scottish Water 18.09.2020
  - Roads Flood Risk Management 05.02.2021
  - SEPA West Region 06.11.2020
  - Arboricultural Services 10.02.2021
  - Historic Environment Scotland 09.11.2020
  - Planning and Economic Development Services 27.01.2021
  
- ▶ Representations
  - Mrs Kerry Gorman, 7 Crossbow Gardens, High Blantyre, G72 7RH Dated: 05.10.2020
  - Mr David Fox, 3 Crossbow Gardens , Blantyre, Glasgow, G72 9UR 04.10.2020
  - Mr Paul Prentice, 4 Crossbow Gardens, High Blantyre, G72 9UR 04.10.2020
  - Mr Stephen Bates, 6 Crossbow Gardens, Blantyre, G72 9UR 05.10.2020
  - Mr John Ilgunas, 8 crossbow Gardens, High Blantyre, South Lanarkshire, G72 9UR 05.10.2020
  - Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS 06.10.2020

Mrs Anne O'Neill, 5 Crossbow Gardens, Stonymeadow Road, Blantyre, G72 9UR	06.10.2020
Mr Greig Rowand, 2 Crossbow Gardens, High Blantyre, G72 9UR	06.10.2020
Mrs Georgia Codona, 1 Crossbow Gardens, Stonymeadow Road, High Blantyre, G72 9UR	08.10.2020
Mr Graeme Stewart, 9 Crossbow Gardens, Blantyre, G72 9UR	05.10.2020

**Contact for further information**

If you would like to inspect the background papers or want further information, please contact:-

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455043

Email: [maud.mcintyre@southlanarkshire.gov.uk](mailto:maud.mcintyre@southlanarkshire.gov.uk)

### **Conditions and reasons**

01. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

02. All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

Reason: In the interests of amenity and in order to retain effective planning control.

03. That unless otherwise agreed, there shall be no visible external ducting or services' plant on the roofs or elevations of the new development.

Reason: In the interests of amenity.

04. Development shall not commence until details of surface finishes to the access roads (new and existing), all parking and manoeuvring areas (including any overspill car park) has been submitted for the consideration and written approval of the Council as Planning Authority. Surfacing materials to the car parking shall include 'grasscrete' type or similar. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.

Reason: These details have not been submitted or approved.

05. That all trees to be removed must be replaced by semi-mature/mature trees of a similar species at the locus within the first planting season following the premises being brought into operation, to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

06. Prior to the commencement of the development hereby approved (including any demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Council as Planning Authority. Specific issues to be dealt with in the TPP and AMS:-

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment and soil retaining features within the RPA of retained trees.

- e) A full specification for the construction of any roads, parking areas, driveways and pathways within the RPA of retained trees, including details of the no-dig specification and extent of the areas of the roads, parking areas, driveways and pathways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent buildings' foundations and carpark areas.
- g) A revised specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) A specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- k) Methodology and detailed assessment of any proposed root pruning.
- l) Arboricultural supervision and inspection by a suitably qualified tree specialist. Reporting of inspection and supervision.
- m) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

- 07. That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.

Reason: In the interests of the visual amenity of the area.

- 08. That notwithstanding the Landscape Scheme approved under Condition 7 above, and Landscape Management Maintenance Plan submitted, prior to completion or first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting shall be submitted to and approved in writing by the Council as Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

09. That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

Reason: These details have not been submitted or approved.

10. Prior to the commencement of the development hereby approved, details shall be submitted to the Council as Planning Authority of the driveway, car parking bays, footpath network lighting proposals for the development.

Reason: These details have not been submitted or approved.

11. That the new development hereby approved shall not be brought into operation until the developer provides a written agreement from Scottish Water that the site can be served by an adequate water supply constructed to the specification and satisfaction of Scottish Water as the Water Authority.

Reason: To ensure that the development is served by an appropriate water supply.

12. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In order to determine the character and extent of any archaeological remains within the proposed development area, to safeguard and allow any archaeological remains which may exist on the site to be satisfactorily recorded.

13. That the foul, waste and surface water systems proposed to serve the development shall be to the entire satisfaction of the Scottish Environmental Protection Agency and the Flood Management Team within South Lanarkshire Council.

Reason: In order to prevent nuisance conditions arising from inadequate disposal systems and/or the contamination of nearby watercourses.

14. That the applicant shall implement a surface water management plan during the construction phase of the development, with appropriate sediment control measures. Details of the required management plan shall be submitted to and approved by the Council's Flood Management Officers within 3 months of the date of this consent.

Reason: To reduce the risk of pollution to local watercourses.



15. That the submitted flood risk and drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices A, B, C, D and E. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

16. That, in relation to the submitted Flood Risk Assessment and prior to the commencement of site works, the applicant shall provide written clarification that the ground conditions in the area shaded orange on the approved layout plan are suitable for the drainage measures being proposed.

Reason: To ensure that this area is suitable for the construction of proposed underground attenuation features.

17. That unless otherwise agreed, prior to the commencement of site works, the applicant shall undertake a noise assessment to determine the impact of noise from the proposed development on nearby dwellings and any noise sensitive premises using the principles set out in British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound, or by a method agreed by the Planning Authority. The assessment shall be submitted to and approved by the Planning Authority and shall identify the predicted Rating Level and measured Statistical Average Background Noise Level at nearby dwellings and noise sensitive premises. Where the Level of Significance as described within the Scottish Government Document: Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the dwellings from commercial noise shall be submitted to, and approved by, the Planning Authority. The approved scheme for the mitigation of noise shall be implemented prior to the development being brought into use and where appropriate, shall be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should assess the noise effects of commercial vehicle deliveries on adjacent dwellings and noise-sensitive premises.

Reason: In the interests of residential amenity.

18. That before the hotel, spa, and lodges are brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The proposed development shall not be brought into use until the ventilation systems are operational in accordance with the approved details. All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.

The ventilation system shall:-

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
- b) Be constructed to by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
- c) Noise associated with the business shall not give rise to a noise level, assessed with the windows open, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- d) The discharge stack shall:-
  1. Discharge the extracted air not less than 1m above the roof ridge of any building within 20m of the building housing the commercial kitchen.
  2. If 1 cannot be complied with for planning reasons, then the extracted air shall be discharged not less than 1m above the roof eaves or dormer window of the building housing the commercial kitchen. Additional control measures may be required.
  3. If 1 or 2 cannot be complied with for planning reasons, then an exceptionally high level of odour control will be required.

Reason: In order to safeguard residential amenity.

19. That unless otherwise agreed, prior to the commencement of site works the applicant shall undertake a Noise Assessment (NA) to determine the impact of noise from amplified music from the proposed development using the principles set out in the Institute of Acoustics - Good practice Guide on the Control of Noise from Pubs and Clubs March 2003, or a method agreed by the Planning Authority. This would require that for premises where entertainment takes place on a regular basis, music and associated sources should not be audible inside noise sensitive property at any time.

The following may be used as an objective guide for the aforementioned requirement:-

1. The L10 entertainment noise shall not exceed the representative background noise levels L90 (without entertainment noise) in any 1/3 octave band between 40 Hz and 160 Hz.
2. The LAeq.15min of the entertainment noise shall not exceed the representative background noise LA90.15min (without entertainment noise).

The above applies both externally and internally at noise sensitive properties.

Reason: In order to safeguard residential amenity.

20. That, as recommended within the submitted Crossbasket Castle, High Blantyre, Report on Site Investigation, dated November 2020 Project Reference P19/225, further investigation of potentially contaminated material shall be undertaken if such potentially contaminated material is identified during the site preparation and/or construction work, and the adoption of good working practices and adherence to the requirements of the Waste Management Legislation shall be undertaken.

Reason: In the interests of amenity.

21. Details for the storage and the collection of waste arising from the proposed development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior to the development being brought into use and thereafter be satisfactorily maintained.

Reason: In the interests of amenity.

22. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: In the interests of amenity.

23. That after the development has been fully operational for 6 months, a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted and approved in writing by the planning authority, after consultation with the Council's Roads Authority. The Travel Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan and shall take cognisance of the travel plan framework included in the transport statement dated August 2020.

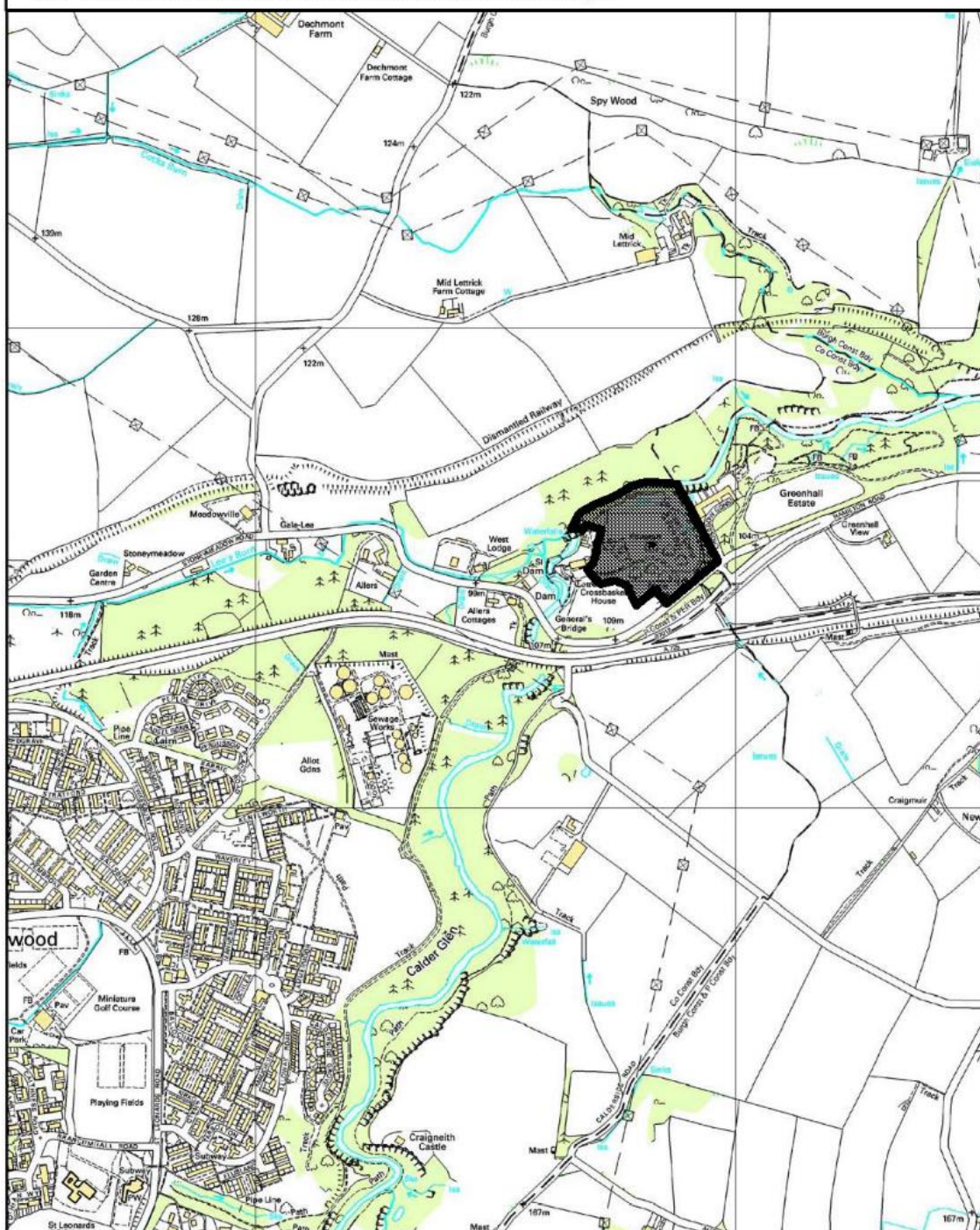
Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and Policy 2 – Climate Change of the SLLDP(adopted) and the SLDP2(proposed).

24. That a construction traffic management plan should be submitted for approval before any works commence. Staff parking, wheel wash facilities, dilapidation survey, routing of construction vehicles should all be included in the plan, and all required measures shall be implemented to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of amenity and traffic safety.

P/20/1148

Land 160M ENE of Crossbasket Castle, StoneMeadow Road, Blantyre



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Scale:  
1:11,000  
Date:  
22/01/2021



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development