

Report

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

Application no.	P/20/1168
Planning proposal:	Change of use of vacant office to licensed restaurant, bar with associated take-away facility and installation of extraction system

1 Summary application information

Application type:	Detailed planning application
Applicant:	SALT Hamilton Limited
Location:	115 Cadzow Street Hamilton ML3 6HG

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:
- ◆ Council Area/Ward: 17 Hamilton North And East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development Management and Place Making
Policy 6 - General Urban Area/Settlements
Policy 15 - Natural and Historic Environment

Proposed South Lanarkshire Local Development Plan 2

- Policy 3 - General Urban Areas
- Policy 5 - Development Management and Place Making
- Policy 14 - Natural and Historic Environment

◆ **Representation(s):**

▶	6	Objection Letters
▶	105	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The planning application site comprises an existing single storey building, which is situated on the corner of Cadzow Street and Auchingramont Road. The building relates to a traditional sandstone property, with a flat roof design, which was constructed in the 1930's. The application site is situated within the Hamilton Area 1 Conservation Area.
- 1.2 The site is enclosed to the north by Cadzow Street and further by a range of uses, including the Town House. The site is enclosed to the east by Auchingramont Road and further by 'Rocca' restaurant and office accommodation. The site is enclosed to the south by a vehicular access to the office accommodation at 117 Cadzow Street, an electric substation and further by a robust tree line and residential accommodation. In addition, the site is enclosed to the west by office accommodation.
- 1.3 The site is situated in close proximity to Hamilton town centre and Cadzow Street (B701) is a busy main route through Hamilton. There is on-street parking provision on Cadzow Street and Auchingramont Road. In addition, there is also off-street parking available nearby in two established car parks.
- 1.4 The applicant has submitted information (email dated 25 January 2021) in support of the application, which establishes that the property has now been vacant for over five years. This correspondence establishes that the current owner purchased the property from the Council in May 2018 and, prior to this date, the building had been vacant for a three year period. The submitted information identifies that, following the purchase, the property was marketed for lease by Whyte and Barrie Surveyors and this marketing included the use of an advertising board at the site and the building was also advertised on the internet. This marketing was undertaken for a one year period and did not result in the re-occupation of the property. Internal and external works were subsequently undertaken to the property and it was re-marketed again from January 2020.
- 1.5 An application for Listed Building Consent has been submitted for 'alterations to existing building (Listed Building Consent)' (reference P/20/1309) at the site. This application is currently being assessed by the Planning Service.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the change of use of a vacant office to a licensed restaurant, bar with associated take-away facility and the installation of an extraction system at 115 Cadzow Street, Hamilton.
- 2.2 The proposed change of use will accommodate a seating area, kitchen, take-away service area, toilets and a storage area. The proposed external alterations to the property include the installation of a new extraction system, the formation of a new door and a ramped access to the rear of the property. The small basement level is proposed to be utilised for storage and a staff WC.
- 2.3 During the planning application process, the proposal was amended slightly to include a revision to the design and position of the flue and the formation of a fire door to the rear of the property.

3 Background

3.1 Local Plan Status

- 3.1.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan and its impact on residential

amenity and the Conservation Area. In addition, the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance are now a significant material consideration in the determination of planning applications.

- 3.2 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the Proposed South Lanarkshire Local Development Plan 2 (SLLDP2) 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 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 all proposals against the policies contained within the adopted South Lanarkshire Local Plan and those within the proposed South Lanarkshire Local Development Plan 2. 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.
- 3.3 The planning application site is designated under the provisions of the general urban area and the Conservation Area in both the adopted and emerging Local Development Plan. The site is affected by Policy 4 'Development Management and Place Making,' Policy 6 'General Urban Area/Settlements,' and Policy 15 'Natural and Historic Environment' of the adopted Local Development Plan. In addition, Policy 3 'General Urban Areas,' Policy 5 'Development Management and Place Making,' and Policy 14 'Natural and Historic Environment' of the proposed Local Development Plan are also relevant to the assessment of this planning application.

3.2 **Relevant Government Advice/Policy**

- 3.2.1 Given the nature and scale of the proposal, there is no specific Government guidance directly relevant to the proposed development.

3.3 **Planning Background**

- 3.3.1 There is no recent planning history relative to the application site.

4 **Consultation(s)**

- 4.1 **Roads Development Management Team** - have advised that they have no objection to the proposal.

Response: Noted.

- 4.2 **Environmental Services** - have offered no objection to the proposal subject to the imposition of a condition and advisory notes relating to the ventilation system, health and safety, noise and nuisance.

Response: Noted. It is advised that these requirements can be addressed through the use of a planning condition and advisory notes, where appropriate.

5 **Representation(s)**

- 5.1 Statutory neighbour notification was undertaken following the validation of the application and the neighbours were subsequently re-notified regarding the design changes to the proposal which were undertaken during the application process. In addition, the proposal was advertised in the local press. Following this publicity, 105 letters of support and 6 letters of objection were received in relation to the application. The grounds of objection are summarised below:-

- (a) **There is an oversaturation of similar restaurant and hot-food take away venues in this area.**

Response: It is accepted that there are already similar premises within the locality of the site. However, it is well established that it is not the role or function of the planning system to control or regulate the supply or demand for the provision of such outlets, as this is for the 'market' to determine.

- (b) **There have been several road traffic accidents adjacent to the site and the proposal will exacerbate the traffic issues in the area.**

Response: It is noted that the site is situated at a busy junction, however, Roads and Transportation Services have been consulted in relation to the proposed development and they have not raised any issue regarding traffic safety at the site.

- (c) **There are currently parking issues associated with the existing commercial venues which operate in close proximity to the site and the proposal will result in additional parking problems in the area.**

Response: There is existing on-street parking provision on Cadzow Street and Auchingramont Road. In addition, there are two car parks located in close proximity to the site, one of the car parks is accessed via Auchingramont Road and the other is situated to the rear of the Town House and is accessed via Lower Auchingramont Road. It is, therefore, considered that there is adequate parking provision available for potential users of the development.

Roads and Transportation Services were consulted in relation to the development and they did raise any concerns in relation to parking provision associated with the proposed change of use.

- (d) **There is currently a noise issue in the area from the other nearby venues, particularly the Bombay Cottage and Rocca. The noise is generated from patrons arriving and leaving, refuse collection and the ventilation systems relating to these premises. It is considered that the proposal will result in an increase in noise and adversely impact on the general residential amenity of the Auchingramont Road area.**

Response: It is noted that the site is situated in close proximity to Hamilton town centre and the surrounding land uses include a wide range of commercial uses. In addition, the site is located adjacent to a busy main route. Therefore, whilst the concerns regarding existing noise issues are noted, those residents who live in close proximity to this site cannot expect to have the same level of amenity as those occupiers who reside in exclusively residential estates as they are impacted by the existing mix of land uses. Therefore, it is not considered that the proposed development will significantly adversely affect the existing residential amenity of the area.

Environmental Services have been consulted in relation to the proposed development and have advised that they have no objection to the change of use, subject to the imposition of a condition relating to the method of ventilation. This condition also relates to noise levels arising from the site.

Notwithstanding the above, if the current or future level of noise is considered significant then the Council's Environmental Services can be contacted as they have the statutory provision to investigate such concerns.

- (e) **The letters of support which have been submitted to the Planning Service are from people that do not live near the site and they are unlikely to use the development.**

Response: Noted.

- (f) **Neighbours to the site object to this application on the grounds of the odours which will be generated from the proposed use.**

Response: As identified in (d) in the foregoing, Environmental Services were consulted in relation to the proposal and they have no objection to the proposal, subject to the imposition of a condition relating to the method of ventilation at the site. They have further advised that this condition will require that all odours, fumes and vapours generated on the premises shall be controlled by best practicable means in order to prevent them causing nuisance to occupants of nearby dwellings or premises. Therefore, it is considered that, in accordance with this condition, a sufficient ventilation system will be required to be installed at the premises, which will minimise any potential odour issues.

- (g) **The property has no allocated car parking provision and we already have a problem with people parking in our private car park. It is considered that this proposal will exacerbate this ongoing issue.**

Response: The concerns regarding the unauthorised use of this parking area are noted. However, as it is a private parking area, it is the responsibility of the owner to restrict/control vehicle access through the use of physical mechanisms such as a gated access, removable bollards etc. to their property.

As identified in (c) above, it is not considered that the proposal will exacerbate any parking issues within the local area.

- (h) **The kitchen is proposed to be situated in close proximity to a neighbouring property and it is expected that this will result in more dirt and grease, requiring more regular property maintenance.**

Response: To the rear of the site, adjacent to the proposed kitchen area, there is a vehicular access and a robust line of trees. The nearest residential property is situated approximately 21m from the site and, therefore, the considerable distance between the properties, the screening provided by the trees and the ventilation system at the property will ensure that any such potential issues would be mitigated and minimised.

- (i) **It relates to a B Listed Building and it is considered that this development will have a negative impact on the character of the property.**

Response: The application site relates to a C Listed Building, which is situated within the designated Conservation Area. The proposed external alterations to the building are relatively minor, however, a full assessment of the impact of the proposal on the existing building, the Conservation Area and surrounding streetscape within the context of the Local Development Plan policies are undertaken in Section 6 below.

5.2 There were a significant number of letters of support which were received in relation to the proposed development. The key issues raised by the supporters of the application include that the proposal will result in the re-use of a vacant property, which could fall into disrepair if not occupied, and that this new business would result in job creation. Other reasons provided for supporting the application include that the restaurant will sell sushi which will add to the variety of offer in the area and the new use of the building could potentially bring more people to Hamilton town centre who may use the shops and other facilities.

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

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the change of use of a vacant office to a licensed restaurant, bar with associated take-away facility and the installation of an extraction system at 115 Cadzow Street, Hamilton.
- 6.2 The determining issues in the consideration of this application are its compliance with the adopted and proposed Local Development Plan policies and its impact on residential amenity and the Conservation Area.
- 6.3 With regards to Government guidance and advice, as detailed in section 3.2, it is considered that there are no significant issues raised by the proposal in this regard.
- 6.4 In terms of Local Plan policy, the site is affected by Policy 6 of the adopted Local Development Plan and Policy 3 of the emerging Local Development Plan. These policies establish that residential developments, and those of an ancillary nature, may be considered acceptable provided that they do not have a significant adverse impact on the amenity and character of the area.
- 6.5 The site is situated in close proximity to Hamilton town centre, adjacent to a busy main route through Hamilton, and is surrounded by a mix of commercial land uses including a number of restaurants. As a consequence of these contributory factors, it is accepted that those residents who live in close proximity to this site do not have the same level of amenity as those occupiers who reside solely in residential estates. Therefore, it is not considered that the proposed development raises any issues within the context of Policy 6 of the adopted Local Development Plan and Policy 3 of the emerging Local Development Plan.
- 6.6 Policy 4 of the adopted Local Development Plan and Policy 5 of the emerging Local Development Plan identify that all development proposals will require to take account of and be integrated with the local context and built form.
- 6.7 The applicant has advised that the property has now been vacant for over five years and has been actively marketed for occupation without interest. Therefore, on this basis it would appear that there has not been demand for the occupation of this property by an alternative end user. A long-term vacant property can result in an adverse visual impact on an area and, therefore, it is considered that the grant of planning permission for the proposed change of use should ensure the reoccupation of the unit whilst simultaneously improving the vitality of the area. In addition, the proposed alterations to the property are acceptable and the development will not result in a significant material impact on the streetscape or any nearby properties. Therefore, the proposal raises no issues within the context of Policy 4 of the adopted Local Development Plan and Policy 5 of the emerging Local Development Plan.
- 6.8 Policy 15 of the adopted Local Development Plan and Policy 14 of the emerging Local Development Plan establish that the Council will assess the impact of all proposals on the character and amenity of the built environment. It is considered that the scale, design and finishes of the proposed alterations to the property respect, and are sensitive to, the character and appearance of the existing building and the Conservation Area. Therefore, it is considered that the proposal raises no issues within the context of Policy 15 of the adopted Local Development Plan and Policy 14 of the emerging Local Development Plan.
- 6.9 The issues raised by the third party representations received are not, in this instance, significant enough in terms of substance or weight to warrant the refusal of the proposal. In addition, it should be noted that a significant number of letters have been

submitted in support of the proposal. In addition, the Council's Economic Development Service support the proposal as it would bring a vacant unit back into use and contribute to enhancing the vitality and viability of the surrounding area which is also a key route into the town centre.

- 6.10 In conclusion, the proposal relates to the occupation of a long-term vacant building which is situated on a prominent corner site, in close proximity to Hamilton town centre. There are a mixture of uses in the surrounding area and the proposed use is considered to be acceptable. In addition, the proposed alterations to the property are considered minimal and will not adversely affect the character/appearance of the Conservation Area. The proposal is considered to be acceptable and complies with the relevant policies contained in both the adopted and proposed local plans since it is an acceptable form of development at this location and it will not have a detrimental impact on the amenity of the surrounding area. In view of the above, it is recommended that planning consent be granted subject to conditions.

7 Reasons for Decision

- 7.1 The proposal will not result in a significant adverse impact on the residential amenity or the character/appearance of the Conservation Area. The proposal raises no issues within the context of Policies 4, 6 and 15 of the adopted South Lanarkshire Local Development Plan. In addition, the proposal raises no issues within the context of Policies 3, 5 and 14 of the proposed Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

12 February 2021

Previous References

- ◆ P/20/1309

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 September 2020 and 2 December 2020
- ▶ Press Adverts, Hamilton Advertiser, dated 24 September 2020 and 10 December 2020
- ▶ Site Notice, dated 15 September 2020
- ▶ Operations Statement, received 15 September 2020
- ▶ Email from Applicant, dated 25 January 2021

- ▶ Consultations
 - Roads Development Management Team 28.01.2021
 - Environmental Services 23.09.2020
 - Environmental Services 01.12.2020

▶ Representations	Dated:
Miss Angela Harris, 7 Strath Halladale, Law, ML8 5LQ	23.09.2020
Mrs Gemma Skimming, 21 St Andrews Way, Wishaw, ML2 8SS	25.09.2020
Mrs Nicolle Devlin, 8 Auchingramont Court, Hamilton, ML3 6NB	07.10.2020
Miss Linzi Dodd, 15 Alexander Gibson way, Motherwell, ML1 3FA	25.09.2020
Mrs Claire Leghorn, 14 Glenafeoch Road, Carluke, ML8 4DR	22.09.2020
Mrs Laura Findlater, Upper flat 2-4, Auchingramont Road, Hamilton, ML3 6JT	29.09.2020
Mrs Sarah Cleary, 35 Sportsfield Road, Hamilton, ML3 8RF	22.09.2020
Mrs Lisa Wilson, 23 Roadmeetings Crescent, Carluke, ML84GZ	29.09.2020
Mr Kevin McAllister, 34 Cadzow Street, Hamilton, ML3 6DG	30.09.2020
Miss Monica Millar, 54 Woodlands Avenue, South Lanarkshire, ML8 5JL	30.09.2020
Mr Owen McGowan, 54 Woodlands Avenue, Law, ML8 5JL	30.09.2020
Miss Steph Jones, 5 Low Waters Road, Hamilton, ML3 7NP	22.09.2020
Mrs Kerrie Mackay, 72 Sportsfield Road, Hamilton, ML3 8RF	23.09.2020
Miss Louise Mackin, 7 Park Holme Court, Hamilton, ML3 0FB	24.09.2020
Miss Emma Buckley, 36 High Patrick Street, Hamilton, ML3 7JB	30.09.2020
Mrs Laura Findlater, Upper Flat 2-4, Auchingramont Road, Hamilton, ML3 6JT	21.09.2020
Mr Iain McClellan, 124 Craigbank Street, Larkhall, ML9 1JP	05.10.2020
Mr Craig Main, 1 Orion Way, Carluke, ML8 5TP	05.10.2020
Mrs Louise McCutcheon, 7 Hayward Court, Carluke, ML8 4LR	27.09.2020
Michael Makes, By Email	29.09.2020
Mrs Gillian Clarkson, 6 Cotton Vale, Motherwell, ML1 5NL	22.09.2020
Dr David Devine, 19/5, Union Street, Hamilton, ML3 7PA	25.09.2020

Miss Kirsten McCully, 328 Ladywell Road, Motherwell, ML1 3HG	22.09.2020
Mrs Mairi McMinn, 10 Braefoot Court, Law, Carluke, ML8 5HY	22.09.2020
Mrs Lynne Rowan, 7 Mcmillan Way, Law, Carluke, ML8 5NT	22.09.2020
Mrs Jane Leghorn, 8 Braefoot Court, Law, ML8 5HY	22.09.2020
Mrs Kimberley Bell, 27 John Ogilvie Crescent, Hamilton, ML3 9GD	22.09.2020
Ms Joanne Burns, Willowbank Mill Toad, Morningside, Wishaw, ML2 9QR	22.09.2020
Ms Allison Grubb, 119 Ladywell Road, Motherwell, ML1 3EU	22.09.2020
Miss Hayley Allan, 2/1 27 Victoria Park Drive South, Glasgow, G14 9RH	06.10.2020
Ms M McAllister, Townhouse 4, 4 Auchingramont Road, Hamilton, ML3 6JT	08.10.2020
Mr Douglas Kemp, 69 Cantieslaw Drive, Calderwood, East Kilbride, G74 3AH	23.09.2020
Miss Debbie Kehoe, 60 Balcastle Crescent, Carluke, Carluke, ML8 4LG	24.09.2020
Miss Caroline Johnstone, 57 Shieldhill Road, Carluke, ML8 5AL	24.09.2020
Mrs Fiona Thomson, 6, Buchan Street, Wishaw, ML2 7HG	24.09.2020
Miss Stephanie Dunn, 59 Camelon Crescent, Blantyre, G72 0BG	24.09.2020
Mr Lee Tancock, 36 High Patrick Street, Hamilton, ML3 7JB	24.09.2020
Mr Neil Hose, 77 Southbrae Drive, Glasgow, G13 1PU	24.09.2020
Ms Susan Mackin, 10 Clarksville Close, Carlisle, CA1 3GT	24.09.2020
Mrs Susan Ingram, 2 Jasmine Way, Carluke, ML8 5AU	24.09.2020
Mr Martin McCluskey, 31 Scott Street, Hamilton, HAMILTON, ML3 6SH	29.09.2020
Mr Stephen Hunter, 36 Backmuir Crescent, Hamilton, ML3 0LL	29.09.2020
Ms M McAllister, Townhouse 4, 4 Auchingramont Road, Hamilton, ML3 6JT	30.09.2020

Mr Andrew Smith, 10 Mackenzie Gardens, East Kilbride, Glasgow, G74 4SA	30.09.2020
Miss Helen Steel, 124 Craigbank Street, Strutherhill, Larkhall, ML9 1JP	09.10.2020
Miss Kirsty Binnie, 2 Spindleside Road, Cleland, ML1 5NT	09.10.2020
Mr David Shirra, 86 Lyle Road, Greenock, PA1 67QT	09.10.2020
Mr Greg Mcnab, 105, Goremire Road, Carluke, ML8 4PF	10.10.2020
Mrs Claire Roarty, 2 Glebe Road, Newton Mearns, G77 6DU	14.10.2020
Mr Chris Henry, 15 Howes St, Coatbridge, ML5 4HZ	05.10.2020
Mr Donald Connell, 58 Imlach Place, Motherwell, ML1 3FD	23.09.2020
Mrs Carol Mcdowall, 95 Clyde street, Carluke, ML8 5BG	23.09.2020
Mrs Sandra Miller, Overton Lodge, 1 Overton Farm Cottage, Crossford, ML8 5QF	24.09.2020
Victoria Maley, By Email	29.09.2020
Mrs Elaine Boag, 20 Castleknowe Gardens, Carluke, ML8 5UX	25.09.2020
Mr James Liddell, 31, Cheviot Road, Hamilton, ML3 7HB	23.09.2020
Miss Stephanie Coia, 15 Glenisla Drive, Carluke, ML8 4RS	30.09.2020
Miss Courtney Allan, 3 Montgomery Crescent, Wishaw, ML2 0DH	02.10.2020
Mrs Victoria Dickson, 75 Glenafeoch Road, Carluke, Carluke, ML8 4DS	22.09.2020
Mr Stuart McVicar, 21 Quarry Road, Law, ML8 5HB	22.10.2020
Mr Vincent Shockledge, Quarry Street, Hamilton, ML3	22.09.2020
Miss Carrie Lithgow, 111 Ryhber Avenue, Lanark, ML11 7HQ	24.09.2020
Mrs Victoria Langford, 27 Castleknowe Gardens, Carluke, ML8 5UX	24.09.2020
Miss Erin Hunter, 19, Whiteshaw Drive, Carluke, ML8 5UR	24.09.2020
Mr David Campbell, 119 Ladywell Road, Motherwell, ML1 3EU	26.09.2020
Mrs Victoria Gemmell, 43 Louisville Avenue, Wishaw, ML2 8XU	26.09.2020

Mrs Leslie Burns, Garrionburn Farm, Wishaw, ML2 8HD	27.09.2020
Mr Jamie McCutcheon, 22 Auldton Terrace, Ashgill, ML9 3AG	30.09.2020
Ms Meriel Clunas, 6 Woodlinn Avenue, Glasgow, G44 5TX	14.10.2020
Miss Mandy McGarrell, 58 Imlach Place, Motherwell, ML1 3FD	23.09.2020
Mrs Cheryl Grierson, 7 Hyndshaw View, Law, ML8 5JX	23.09.2020
Mr James Douglas Miller, Berry View, 65 North Back Road, Biggar, ML12 6EJ	23.09.2020
Miss Julie Ingram, 25 Kintyre Wynd, Carluke, ML8 5RW	24.09.2020
Mr Marc Allan, 3 Montgomery Crescent, Wishaw, ML2 0DH	21.10.2020
Miss Katie Duddy, 55 Glenhead Drive, Motherwell, ML1 2DS	21.10.2020
Mr Tony O'Neill, 91 Parkneuk street, Motherwell, ML1 1BY	21.10.2020
Mr Owen Leach, 96 Catherine Street, Motherwell, ML1 2RB	21.10.2020
Mrs Alana Reilly, 3 Woodlinn Avenue, Glasgow, G44 5TY	14.10.2020
Mrs Dawn McMaster, 20 West Avenue, Carluke, ML8 5AE	14.10.2020
Mrs Kelly Sutton, 51 Aberdour Court, Blantyre, G72 0JR	22.09.2020
Mrs Joanne Keenan, 154 Shankly Drive, Wishaw, ML2 9QZ	24.09.2020
Mrs Fiona Thomson, 6 Buchan Street, Wishaw, ML2 7HG	24.09.2020
Ms Jacqui O'Rourke, 31, Cheviot Road, Hamilton, ML3 7HB	23.09.2020
Mr Steven McFarlane, 6 General Roy Way, Carluke, ML8 4LP	23.09.2020
Mr Calum Mackin, 18, Merchants Way, Inverkeithing, KY11 1PE	24.09.2020
Miss Alix Miller, 1/1 45 Apsley Street, Glasgow, G11 7SN	23.09.2020
Mr Craig McCutcheon, 7 Hayward Court, Carluke, ML8 4LR	27.09.2020
Mrs Lisa Smith, Stone Park, Broadwath, Carlisle, CA8 9BA	29.09.2020
Mrs Tracey Allan, 3 Montgomery Cres, Wishaw, ML2 0DH	30.09.2020
Mr Laurie Reid, 96 Vesuvius Drive, Motherwell, ML1 2FA	30.09.2020
Mr Stuart Foster, 21, Selvage Street, Dunfermline, KY11 2QB	13.10.2020

Mrs Lyndsey Bryce, 6 Milton Street, Carluke, Carluke, ML8 5BL	15.10.2020
Mrs Victoria King, 412 Hyndford Road, Lanark, ML11 8QS	24.09.2020
Mr Alastair Hill, 19 Alder Avenue, Hamilton, ML3 7LN	27.09.2020
Mr Tom Frame, 24 Allan Avenue, Carluke, ML8 5UA	22.09.2020
Mrs Grace Muircroft, 22 Muir Street, Law, South Lanarkshire, ML8 5JJ	22.09.2020
Miss Arlene Fox, 44 Laighmuir Street, Uddingston, Glasgow, G71 7JY	23.09.2020
Mr Allan Chalmers, 59 Whiteshaw Drive, Carluke, ML8 5UL	22.09.2020
Ms Pauline Raby, 21 South Avenue, Carluke, ML8 5TW	24.09.2020
Mrs Ruth Neill, 27 Heathfield Drive, Blackwood, ML11 9SR	24.09.2020
Ms Danieia Coia, 2 General Roy Way, Carluke, ML8 4LP	30.09.2020
Miss Lauren Leghorn, 14 Glenafeoch Road, Carluke, ML8 4DR	22.09.2020
Mrs Michelle Watt, 15 Glen Isla Place, Carluke, ML8 4RT	24.09.2020
Mrs Stefanie Chalmers, 59 Whiteshaw Drive, Carluke, ML8 5UL	22.09.2020
Miss Donna-Marie Creaney, 72 Sandyford Place Lane, Glasgow, G3 7HS	22.09.2020
Mr Kevin McAllister, 34 Cadzow Street, Hamilton, ML3 6DG	30.09.2020
Ms Meriel Clunas, 6 Woodlinn Avenue, Glasgow, G44 5TX	14.10.2020
Mr Wallace Sedgeworth, 31 Strathpeffer, Law, Carluke, ML8 5SQ	15.10.2020
Miss Natalie Mcbain, 33 Udston Mill Road, Stonehouse, ML9 3JL	30.09.2020
Mrs Jacquie Ross, 5 The Whinny, Blackwood, Lanark, ML11 9UD	23.09.2020
Mr Jon Patrick Lennox, 3/2 133, Allison Street, Glasgow, G42 8RY	23.10.2020

Contact for further information

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

Gail Neely, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455932

Email: gail.neely@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/20/1168

Conditions and reasons

01. Before the development type is brought into use, further details of the proposed method of ventilation shall be submitted to and approved in writing by the Council. The approved ventilation system shall be thereafter maintained to the satisfaction of the Council as Planning Authority. 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, designed, installed and operated employing the principles of 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 closed, 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 and 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.

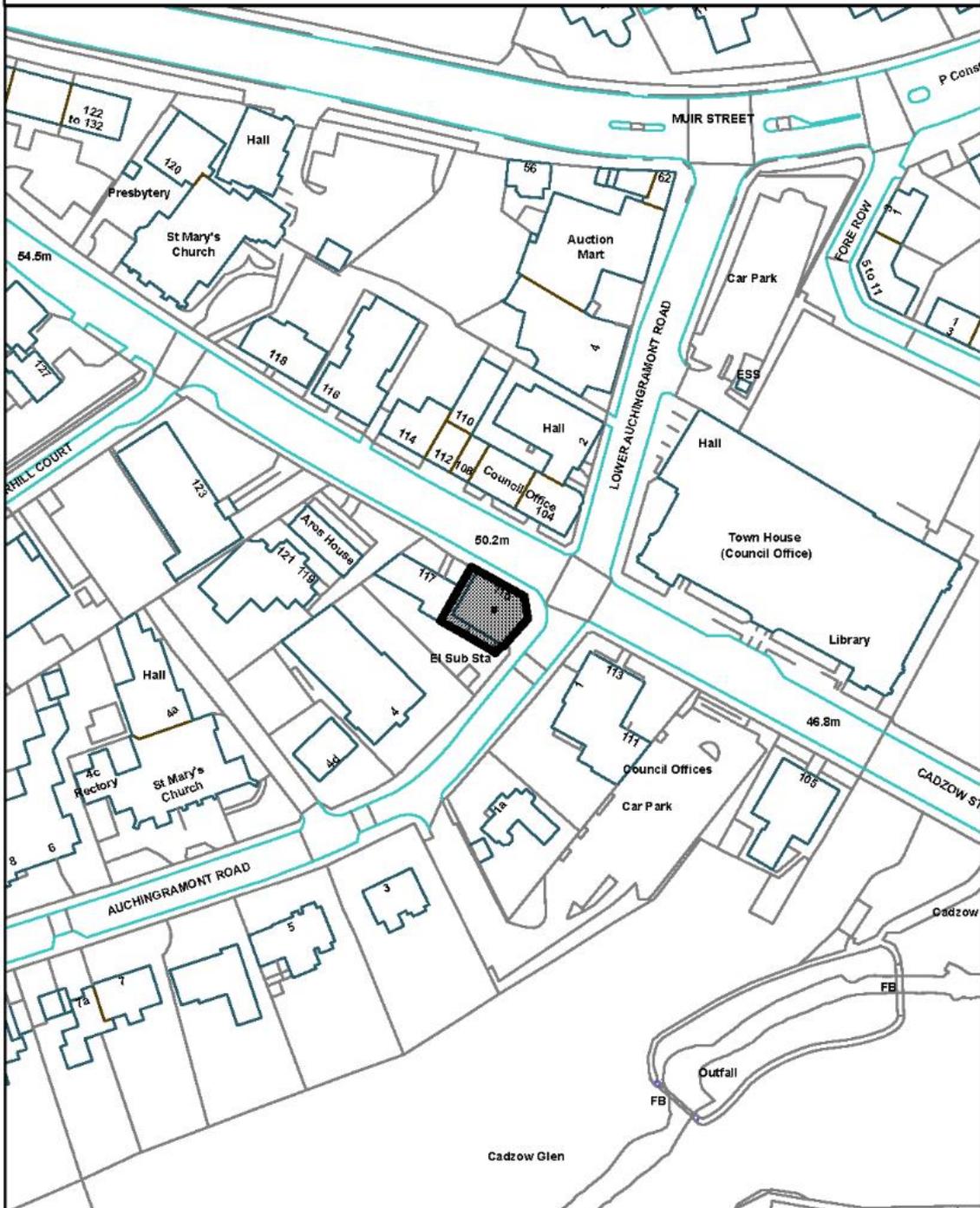
Reason: To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.

02. That before the restaurant and associated take-away hereby approved is brought into use, details of the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Council. Thereafter, the storage and collection of waste shall be maintained to the satisfaction of the Council as Planning Authority.

Reason: To minimise nuisance, littering and pest problems to nearby occupants.

P/20/1168

115 Cadzow Street, Hamilton



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Date:
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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development