

PLANNING COMMITTEE

Minutes of meeting held via Microsoft Teams on 23 February 2021

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Alex Allison, Councillor John Bradley, Councillor Archie Buchanan, Councillor Stephanie Callaghan, Councillor Margaret Cowie, Councillor Peter Craig, Councillor Maureen Devlin, Councillor Mary Donnelly, Councillor Fiona Dryburgh, Councillor Lynsey Hamilton, Councillor Mark Horsham (Depute), Councillor Ann Le Blond, Councillor Martin Lennon, Councillor Richard Lockhart, Councillor Joe Lowe, Councillor Kenny McCreary (*substitute for Councillor Ian Harrow*), Councillor Davie McLachlan, Councillor Lynne Nailon, Councillor Carol Nugent, Councillor Graham Scott, Councillor David Shearer, Councillor Collette Stevenson, Councillor Bert Thomson, Councillor Jim Wardhaugh

Councillors' Apologies:

Councillor Ian Harrow, Councillor John Ross (ex officio)

Attending:

Community and Enterprise Resources

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

Finance and Corporate Resources

J Davitt, Public Relations Officer; N Docherty, Administration Assistant; S McLeod, Administration Officer; G Stewart, Solicitor

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 26 January 2021 were submitted for approval as a correct record.

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

3 Application P/20/1006 for Change of Use of Agricultural Land (Sui Generis) to Form an Outdoor Children's Nursery (Class 10), Associated Access and Parking at Land 100 Metres North of 1 Blueknowes Road, Law

A report dated 12 February 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1006 by Mr J Hendrie for the change of use of agricultural land (sui generis) to form an outdoor children's nursery, associated access and parking at land 100 metres north of 1 Blueknowes Road, Law.

The Committee decided:

that planning application P/20/1006 by Mr J Hendrie for the change of use of agricultural land (sui generis) to form an outdoor children's nursery, associated access and parking at land 100 metres north of 1 Blueknowes Road, Law be granted subject to the conditions specified in the Executive Director's report with a revised Condition 8 as follows:-

- ◆ "That, before any works commence on site, a dilapidation survey shall be undertaken by the applicants, in accordance with the requirements of the Council's Roads and Transportation Services, along the length of Blueknowes Road, unless otherwise agreed in writing with the Council as Roads and Planning Authority. Thereafter, any subsequent repair works to the road in question shall be undertaken by the applicants and maintained in this condition, to the satisfaction of the Council's Roads and Transportation Services, before the development is brought in to use, unless otherwise agreed in writing with the Council as Planning Authority."
- ◆ Reason: In the interests of road safety."

4 Application P/20/1728 for Siting of Temporary Accommodation Associated with an Outdoor Children's Nursery at Land 100 Metres North of 1 Blueknowes Road, Law

A report dated 3 February 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1728 by Mr J Hendrie for the siting of temporary accommodation associated with an outdoor children's nursery at land 100 metres north of 1 Blueknowes Road, Law.

The Committee decided:

that planning application P/20/1728 by Mr J Hendrie for the siting of temporary accommodation associated with an outdoor children's nursery at land 100 metres north of 1 Blueknowes Road, Law be granted subject to the conditions specified in the Executive Director's report.

Councillors Donnelly and McLachlan entered the meeting during consideration of the above 2 related items of business

5 Application P/20/1857 for Erection of 120 Metre Wind Monitoring Mast and Associated Measuring Equipment for a Temporary 3 Year Period at Scaur Hill, Bodinglee Road, Wiston, Biggar

A report dated 3 February 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1857 by Banks Renewables for the erection of a 120 metre wind monitoring mast and associated measuring equipment for a temporary 3 year period at Scaur Hill, Bodinglee Road, Wiston, Biggar.

A request for a hearing in respect of the application had been received, however, the application did not meet the criteria for a hearing.

Points raised in 8 late letters of representation were referred to at the meeting and addressed by officers.

The Committee decided:

that planning application P/20/1857 by Banks Renewables for the erection of a 120 metre wind monitoring mast and associated measuring equipment for a temporary 3 year period at Scaur Hill, Bodinglee Road, Wiston, Biggar be granted subject to the conditions specified in the Executive Director's report.

6 Application P/20/1148 for Demolition of Derelict House and Erection of Licensed Hotel, Spa, Restaurant and 4 Lodges with Associated Landscaping, Parking and Access Improvements at Land 160 Metres East North East of Crossbasket Castle, Stoneymeadow Road, Blantyre

A report dated 10 February 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1148 by Crossbasket Castle Holdings Limited for the demolition of a derelict house and erection of a licensed hotel, spa, restaurant and 4 lodges with associated landscaping, parking and access improvements at land 160 metres east north east of Crossbasket Castle, Stoneymeadow Road, Blantyre.

The Committee decided:

that planning application P/20/1148 for the demolition of a derelict house and erection of a licensed hotel, spa, restaurant and 4 lodges with associated landscaping, parking and access improvements at land 160 metres east north east of Crossbasket Castle, Stoneymeadow Road, Blantyre be granted subject to the conditions specified in the Executive Director's report.

7 Application P/20/1168 for Change of Use of Vacant Office to Licensed Restaurant, Bar with Associated Take-Away Facility and Installation of Extraction System at 115 Cadzow Street, Hamilton

A report dated 12 February 2021 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1168 by SALT Hamilton Limited for a 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.

The Committee decided:

that planning application P/20/1168 by SALT Hamilton Limited for a 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 be granted subject to the conditions specified in the Executive Director's report.

8 Item of Urgent Business – Update on Proposed Energy Recovery Facility at Overwood Farm, Larkhall

The Planning and Building Standards Manager (Headquarters) provided members with an update regarding the proposed energy recovery facility at Overwood Farm, Larkhall. The proposal, which constituted a major development, was at the Proposal of Application Notice stage, and the applicant, Viridor, was conducting statutory pre-application consultation prior to submitting a planning application.

The public consultation included a dedicated website, digital exhibition display boards, an interactive questionnaire and virtual public exhibitions. Concerns had been raised by members of the public regarding the consultation being conducted during the COVID-19 pandemic, however, the Scottish Government had issued temporary guidance which allowed for on-line events instead of public events and the Council was satisfied that the consultation arrangements complied with the guidance.

Approximately 750 letters of representation had been received which the Council was not able to consider at this stage, however, the letters had been forwarded to the applicant for its consideration when preparing its pre-application consultation report.

A request for a scoping opinion in relation to an environmental impact assessment had sought the views of the Council and other statutory consultees in terms of the methodology to be used, including the agreement of appropriate viewing and vantage points.

The Council had received comments from a local action group and the relevant points raised would be included in the Council's response to the applicant.

The Planning and Building Standards Manager advised that it was anticipated that the planning application and environmental impact assessment would be submitted in May 2021, following which the Council would carry out statutory consultation, neighbourhood notification and the associated publicity of the planning application to provide the local community with the opportunity to make representations to the Council for its consideration when assessing the application.

The Committee decided: that the position be noted.