

Motherwell, 17 September 1999 at 9.30 am.

A Special Meeting of the **PLANNING AND ENVIRONMENT COMMITTEE**

PRESENT

Councillor Coyle, Convener; Councillors Maginnis and Wilson, Vice-Conveners; Councillors Barrie, Brooks, Burns, Connelly, Cox, Donnelly, Gordon, Gorman, Gormill, Griffin, Heberton, Irvine, McGhee, McKendrick, W. Martin, M. Murray, Shaw, Smith and Stocks.

CHAIR

Councillor Coyle (Convener) presided.

IN ATTENDANCE

The Committee Services Officer, Acting Divisional Manager (Southern Division), Divisional Manager (Central Division), Planning Manager (Northern Division) and Planning Service Manager.

ALSO IN ATTENDANCE

In relation to Item 5 Mr. P. Bird, Applicant
 Mr. P. Kelland, Objector

In relation to Item 6 Mr. J. Keegan, Mr. J. Davis, Mr. R. Evans and Mr. G. Hutchison, Applicants

APOLOGIES

Councillors Curran, Devine, Gray, Hogg, Holloway, McCabe, Moran, Pentland and Scott.

The Convener agreed to alter the order of business as herein Minuted.

PLANNING APPLICATION N/99/00974/FUL - PROPOSED ROOFTOP INSTALLATION OF ONE 1200 MILLIMETRE MICROWAVE DISH - 1 TAY WALK, TOWN CENTRE, CUMBERNAULD

1. Under reference to paragraph 1 of the Minute of the meeting of this Committee held on 18 August 1999 in so far as it related to planning application N/99/00974/FUL for the installation of one 1200 millimetre Microwave Dish at 1 Tay Walk, Town Centre, Cumbernauld, the Committee visited and inspected the site and thereafter considered a report and supplementary information (docketed) by the Director of Planning and Environment.

Decided: that the application be granted in accordance with the Director's recommendation, subject to the condition contained within the report.

PLANNING APPLICATION N/99/00829/FUL - ERECTION OF ONE 15 METRE TELECOMMUNICATIONS MAST WITH ANTENNAE, CABIN AND COMPOUND - DRUMGLASS FARM, CROY

2. Under reference to paragraph 1 of the Minute of the meeting of this Committee held on 18 August 1999 in so far as it related to planning application N/99/00829/FUL for the erection of one 15 metre telecommunications mast with antennae, cabin and compound at Drumglass Farm, Croy, the

Committee visited and inspected the site and thereafter considered a report (docketed) by the Director of Planning and Environment.

Decided: that the application be refused for the following reasons, viz:-

- (1) that the proposal is contrary to policy E1 - Greenbelt of the Kilsyth Local Plan (Finalised Draft) which states that within the greenbelt "There will be a presumption against new development although development related to agriculture, forestry, horticulture, or outdoor recreation will be considered favourably," it not being shown that the telecommunications mast and antennae are related to agriculture, forestry, horticulture or other uses considered to be appropriate within a greenbelt area;
- (2) that the proposal is contrary to policy GB2 - Greenbelt of the Kilsyth Local Plan (Finalised Draft) which states that "There will be a presumption against new development in the greenbelt unless required for agriculture, forestry, horticulture, nature conservation, appropriate countryside recreation ... and other development, such as telecommunications development, which can be shown to require to be located in the greenbelt. Proposals for telecommunications development which satisfy that requirement should also meet the criteria in policy CF11," it not being shown that the telecommunications mast and antennae are required for agriculture, forestry, horticulture etc;
- (3) that, notwithstanding the terms of policy GB2 above, the proposal is contrary to the terms of policy CF11 of the Kilsyth Local Plan (Finalised Draft) insofar as the applicant has failed to demonstrate that there are no more satisfactory alternative sites available; that there is no reasonable possibility of sharing facilities, and that there is no reasonable possibility of erecting the antennae on an existing building or structure. In view of the foregoing, the applicant has failed to demonstrate that the mast and antennae have been designed and sited so as to minimise its visual impact which, in this case, would be adverse, and
- (4) that in terms of planning guidance that public perception of danger should be taken into account, it is the opinion of a number of residents within the village of Croy, that the proposal would have serious health implications.

TRAFFIC SIGNAL MONITORING SYSTEM

3. Under reference to paragraph 6 of the Planning and Development (Transport and Development) Sub-Committee held on 17 February 1999, there was submitted a report dated 17 September 1999 by the Director of Planning and Environment, (1) advising the Committee of the current position with regard to the introduction of a traffic signal automatic monitoring system; (2) reminding Members that, following initial investigations, only two manufacturers had been identified to supply the equipment to the specification required by the Council, these being Siemens, Poole, and Monitron Limited, Kidderminster; (3) indicating that he had held preliminary discussions with both companies, and (4) seeking authority to enter into negotiations with Monitron Limited for the supply of a traffic monitoring system.

Decided:

- (1) that the Director of Planning and Environment be authorised, in terms of Contract Standing Order 15.2 to enter into negotiations with Monitron Limited for the supply of a traffic monitoring system, and
- (2) that, notwithstanding the above, no offer be accepted for the supply of a traffic monitoring system until the Director of Finance is satisfied that the relevant funding is contained within the Department's budget.

PLANNING APPLICATION C/99/00744/FUL - INSTALLATION OF PLANT, FORMATION OF YARD AND ACCESS FOR THE PROCESSING OF PEAT INTO CHARCOAL - LAND AT DUNTILLAND QUARRY, DUNTILLAND ROAD, SALSBURGH

4. There was submitted a report (docketed) by the Director of Planning and Environment on application C/99/00744/FUL for the installation of plant, formation of yard and access for the processing of peat into charcoal on land at Duntilland Quarry, Duntilland Road, Salsburgh.

Decided: that the application be granted in accordance with the Director's recommendation, subject to the conditions contained within the report.

PLANNING APPLICATION S/99/00698/FUL - ERECTION OF DETACHED GARAGE, 25 THE LOANING, MOTHERWELL

5. Under reference to paragraph 1 of the Minute of the meeting of this Committee held on 18 August 1999 in so far as it related to planning application S/99/00698/FUL for the erection of a detached garage at 25 The Loaning, Motherwell, the Committee visited and inspected the site and thereafter proceeded to hold a hearing and consider a report (docketed) by the Director of Planning and Environment.

Consideration was also given to oral representations made by the applicant and objector who were in attendance for this item.

Decided: that the application be granted in accordance with the Director's recommendation, subject to the conditions contained within the report.

PLANNING APPLICATION S/99/00621/OUT - RESIDENTIAL DEVELOPMENT (IN OUTLINE), TORRANCE PARK, LEGBRANNOCK ROAD, MOTHERWELL

6. Under reference to paragraph 1 of the Minute of the meeting of this Committee held on 18 August 1999 in so far as it related to planning application S/99/00621/OUT for a residential development (in outline) at Torrance Park, Legbrannock Road, Motherwell, the Committee visited and inspected the site and thereafter proceeded to hold a hearing and consider a report (docketed) by the Director of Planning and Environment.

Consideration was also given to oral representations made by the applicants who were in attendance for this item and by the local member, Councillor Coyle.

Decided: that the application be granted subject to the following conditions, viz:-

- (1) that the development hereby permitted shall be started, either within five years of the date of this permission, or within two years of the date on which the last of the reserved matters are approved, whichever is the later;
- (2) that before development starts, a further planning application shall be submitted to the Planning Authority in respect of the following reserved matters:-
 - (a) the siting, design and external appearance of all buildings and other structures;
 - (b) the means of access to the site;
 - (c) the layout of the site including all roads, footways and parking areas;

- (d) the provision of equipped play areas;
 - (e) the provision of public open space;
 - (f) the provision of, and timetable for, the hard and soft landscaping of the site;
 - (g) the details of the management and maintenance of the areas identified in (d), (e) and (f) above;
 - (h) the design and location of all boundary walls and fences;
 - (i) the phasing of the development;
 - (j) details of existing trees, shrubs and hedgerows to be retained, and
 - (k) details of existing proposed site levels;
- (3) that notwithstanding the generalities of condition (2) above, a landscaping scheme incorporating a 15 metre wide landscape buffer strip on the northern and western boundaries of the site shall be submitted to, and approved by the Planning Authority;
 - (4) that notwithstanding the generalities of condition (2) above the development shall conform with North Lanarkshire Council's current minimum space standards with respect to the space around dwellings and play provision within the site;
 - (5) that notwithstanding the provision of the Building Standards (Scotland) Regulations 1990, and before the development starts, a certificate from a recognised firm of Chartered Engineers duly signed by a Chartered Engineer or Chartered Geologist of Geotechnical Advisor status (ICE, SISG 1993) shall be submitted to the Planning Authority confirming the mineral stability of the site. This certificate shall be based on a professionally supervised and regulated rotary drilling programme;
 - (6) that the design and setting of the dwelling houses hereby permitted on the site shall take cognisance of the semi rural location and shall be in accordance with the provisions of the Planning Advice Note No. 44;
 - (7) that no development shall commence on site until the roundabout on the A723 Carfin Bypass is completed to the satisfaction of the Planning Authority;
 - (8) that the vehicular access to and from the site shall be via the roundabout on the south east corner of the site;
 - (9) that there shall be no vehicular or pedestrian access directly from the site onto the A723 Carfin Bypass or onto the new local distributor road, within Torrance Park, between the roundabout on the A723 and the roundabout at the south east corner of the site;
 - (10) that before development starts details of pedestrian facilities, with particular reference to school children, shall be submitted to and approved in writing by the Planning Authority, including any modifications as may be required;
 - (11) that a Section 75 Agreement be concluded to allow, at minimum cost to the Council, access to an adjacent area of ground which had been identified as the possible site for the construction of a crematorium, and
 - (12) that the application be referred to the Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.