DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Applications for consideration of Planning and Environment Committee

Committee Date: 18 June 2003

AGENDA ITEM NO. I

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(P): S/03/00333/FUL If approved, refer to Scottish Ministers (Council Interest)
(P): S/03/00436/OUT If approved, refer to Scottish Ministers (Council Interest)
This application seeks outline planning permission to change the use of garden ground to an industrial/business use at Edward Place (rear of 89 Cumbernauld Road), Stepps. An indicative layout illustrates 5 small workshop units and associated parking.

Nine letters of representation have been received (including one from the Community Council) and the matters raised are discussed in the accompanying report.
Letter of Representation From:
Stepps Community Council

N0201638/OUT
HMB Automation
Land to the rear of 89 Cumbernauld Road Stepps
Change of Use of Garden Ground to Industrial/Business Use

Representations
Site Area: 0.105 Hectares
It is my view that the proposed industrial use is contrary to the adopted and emerging local plans and, it is recommended that permission be refused.

**Recommendation:** Refuse for the Following Reasons: -

1. That the site is not zoned for industrial/business use and the proposed development is considered to be contrary to Policy HG3 of the Finalised Northern Corridor Local Plan which seeks to protect the established character of existing residential areas by opposing development which is incompatible with a residential setting or adversely affects the amenity of established housing areas.

2. That the site is not zoned for industrial/business use in the Southern Area Local Plan (adopted May 1983) and the proposed development is considered to be contrary to policy E.PRO6 which states that within existing residential areas no development of any significance will be acceptable other than small scale alterations and improvements consistent with the existing pattern of land uses.

3. That the extension of the existing industrial/business use to land not currently used for this purpose will be likely to cause an increase in levels of noise, disturbance and activity in an area which is largely residential in character. Such a change is likely to have an adverse effect on the current levels of amenity enjoyed by residents of the adjacent residential properties.

4. That, if granted outline planning consent, the proposed development would set an undesirable precedent which would make it difficult for the Council to refuse other similar applications.

**Background Papers:**

Application form and plans received 2nd December 2002
Memo from NLC Protective Services received 31st December 2002
Letter from S.E.P.A.(West) received 13th December 2002
Letter from Stepps and District Community Council received 16th December 2002
Letter from Scottish Water received 6th February 2003
Letter from British Gas Transco received 12th December 2002
Letter from Railtrack Scotland received 11th December 2002
Memo from NLC Traffic and Transportation received 4th February 2003
Letter from Mr P. Griffin, 109E Cumbernauld Road, Stepps, Glasgow, G33 6EP received 10th December 2002.
Letter from Barry Plum, 111 Cumbernauld Road, Stepps, G33 6EP received 12th December 2002.
Letter from Michelle Robinson, 111A Cumbernauld Road, Stepps, Glasgow, G67 1DZ received 12th December 2002.
Letter from Craig Whyte, 2 Clarendon Place, Stepps, Glasgow, G33 6EP received 12th December 2002.
Letter from Occupier, 1 Clarendon Place, Stepps, Glasgow, G33 6EP received 12th December 2002.
Letter from Occupiers, 111 Cumbernauld Road, Flat C, Stepps, Glasgow, G33 6EP received 12th December 2002.
Letter from The Occupier, 109E Cumbernauld Road, Stepps, Glasgow, G33 6EP received 16th December 2002.
Letter from Occupiers, 111D Cumbernauld Road, Stepps, Glasgow, G33 6EP received 16th December 2002.
Letter from Stepps and District Community Council, 57 Whitehill Avenue, Stepps, G33 6BN received 16th December 2002.

Any person wishing to inspect these documents should contact Mr. Lee at 01236 616474.
1. **Description of Site and Proposal**

1.1 The application site lies to the rear of 89 Cumbernauld Road, Stepps, with an access off Edward Place. Although the application is in outline, an indicative layout illustrates that 5 small workshop units (each about 70 m²) and associated car parking could be accommodated. If existing outbuildings were demolished, the development could proceed and a garden of acceptable size could be retained for the house.

1.2 The application site is currently within the curtilage of the detached house at 89 Cumbernauld Road. The ground is not well maintained and is currently overgrown and generally has an untidy appearance. The boundary between the residential property and the existing industrial land is well defined by a mixture of mature trees and hedgerow.

2. **Development Plan**

2.1 The proposed development is not of a sufficient scale to raise any strategic planning policy issues.

2.2 The application site is covered by Policy E.PRO 6 (Areas Unaffected by Specific Proposals) in the Southern Area Local Plan and by Policy HG 3 (Retention of Residential Amenity) in the Northern Corridor Local Plan (Finalised Draft) October 2000. The effect of both of these policies is to restrict inappropriate forms of development within established residential areas.

3. **Consultations and Representations**

3.1 No objections were received from any consultee. Where comments were received, they can be summarised as follows :-

- NLC Transportation: No objections, provided that the access road and junction is upgraded. Also, depending on the precise nature of the development, the road may have to be adopted and the traffic management on Cumbernauld Road may have to be altered.

- Scottish Water: Advise that a Sustainable Urban Drainage System should be considered and that the applicants should satisfy themselves that appropriate connections can be made to the water and sewage systems.

- NLC Protective Services: Require that a noise survey is carried out prior to the application being determined.

- Scottish Environment Protection Agency (SEPA): If surface water does not drain to a combined sewer then the surface water drainage should be dealt with in accordance with the principles of Sustainable Urban Drainage System (SUDS).

- Railtrack (now Network Rail) : Have indicated that their normal restrictions on construction activity and development next to the railway line should be followed at this site.
3.2 Nine letters of representation have been received, including one from the Community Council who have advised that given the recent outline approval for flats on the site they would not support the proposed change of use. The representations raised by the local residents are as follows:-

- Industrial premises amidst a residential area will affect residential amenity, in particular through increased noise and traffic.

Comment: The proposed development represents a significant expansion to the industrial area on to land not currently zoned for that purpose, and the inclusion of 5 new units is likely to lead to a change in the character and scale of the current operation. Although planning conditions could cover the manner in which the units operate, they would be difficult to enforce and it is likely that a loss of amenity would result. In any event, the expansion of the industrial use on to land not currently zoned for that purpose is contrary to both the adopted and emerging local plan.

- Access to the proposed units will cause traffic and parking problems within general area

Comment: My Transportation Section does not object to the proposed development provided certain improvements are carried out to the access road. It is also likely that the traffic management on Cumbernauld Road would have to be altered.

4. Planning Assessment and Conclusions

4.1 This application occupies part of the site which was recently granted outline planning permission for the construction of 24 flats. The applicant is keen to explore all options available before deciding whether or not to proceed with the residential development of the site. The residential development remains the applicant's favoured option, and it should be noted that when that proposal was considered, a large part of my assessment was the fact that the residential development would remove the industrial use. If outline planning permission were to be granted for the proposed industrial development, it will only be possible to implement one of the planning permissions i.e. the residential or the industrial and not both.

4.2 The extension to the industrial use is considered to be significant and will undoubtedly lead to an increase in disturbance and activity in a largely residential area. The existing industrial use may well have been present at this location for many years, but this does not mean that such a use is compatible with the surrounding residential uses. It is fortunate that there are low levels of activity associated with the existing industrial buildings and consequently the impact on the surrounding residential properties is minimal. Yet it is precisely for this reason that the extension of any industrial activity is likely to have a noticeable and detrimental effect on the locale.

4.3 It is conceded that there is no planning control over the manner in which the current industrial buildings operate. They could continue as at present, but the level of activity could increase especially when there will be investment in extending and improving the area. This lack of control is a concern which the residential development of the site overcame.

4.4 The adopted and emerging local plans both include policies to restrict inappropriate forms of development within established residential areas. The proposed development falls within this category and accordingly should not be considered favourably. The applicant points to a site at Station Road where the industrial/commercial use of the site has increased (new buildings etc constructed). That site is different in as much as the recent development has taken place on and entirely within the established industrial site and does not extend this use on to land not held for or zoned for such purposes.
4.5 The applicant also indicates that the ground included within the application site is not maintained garden ground and that the development will see this land put to productive and effective use. Whilst the land is not part of the cultivated garden ground of 89 Cumbernauld Road, it is nevertheless within the curtilage of the property. Despite its appearance, the land is regarded as residential in planning terms.

4.6 In conclusion, I am of the opinion that the extension of the existing industrial use would be contrary to the provisions of the local plan and would be likely to lead to a loss of residential amenity. Consequently, it is recommended that planning permission be refused.
Application No: N/03/00288/FUL
Date Registered: 10th March 2003
Applicant: County Properties & Developments Ltd
8 Hallcraig Street
Airdrie
ML6 6AM
Agent: The McLennan Partnership Chartered Architects
Burnside House
Beech Avenue
High Burnside
Rutherglen
G73 4RJ

Development: Erection of a Security Fence and Roller Shutters
Location: Hollywood Bowl North Carbrain Road Carbrain Cumbernauld G67 1EU
Ward: 60: Carbrain East Councillor William Homer
Grid Reference: 276206. 674587.
File Reference: N/03/00288/FUL
Site History: N/0200838/FUL Alterations to existing building - approved 20th August 2002
N/0201353/AMD Alterations to existing building - approved 15th November 2002

Development Plan: The application site is covered by Shopping Policies in the Cumbernauld Local Plan 1993.
Contrary to Development Plan: No

Consultations:

Representations: 4 Representation Letters
Newspaper Advertisement: Not Required

Comments:
This application seeks permission for the erection of a fence and roller shutters at the former Hollywood Bowl, North Carbrain, Cumbernauld. The applicant is converting the former bowling alley into a bingo hall and these works are part of the ongoing redevelopment of the site.

Four letters of objection from local residents have been received, details of which can be found in the attached report.
It is my opinion that this application does concur with Local Plan policy, and that this proposal will lead to an improvement of a previously run down site. Despite the objections it is recommended that permission be granted subject to conditions.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission.
   
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That within two months of the erection of the fence hereby permitted, it shall be painted BLACK.
   
   **Reason:** In the interests of the visual amenity of the site and surrounding area.

3. That within two months of the date of this permission, a scheme of landscaping, and a management and maintenance scheme, for the area of ground between the proposed fence and North Carbrain Road, and the area of ground between the front of the building and the existing public footpath, shall be submitted to, and approved in writing by the Planning Authority.
   
   **Reason:** In the interests of the visual amenity of the site and surrounding area.

4. That the landscaping scheme required in terms of Condition 3 above shall be implemented within six months of the date of this consent, and shall thereafter be maintained in accordance with the management scheme, also required in terms of Condition 3 above.
   
   **Reason:** In the interests of the visual amenity of the site and surrounding area.

5. That the temporary chespale fence illustrated on the approved plan shall be removed within one year of the completion of the landscaping scheme required in terms of Condition 3 above, or 18 months from the date of this consent – whichever is the earlier.
   
   **Reason:** In the interests of visual amenity.

6. That before the bingo hall is brought into use, a scheme of lighting for the car park and footpath between the application site and the indoor bowling building shall be submitted to, and approved in writing by the Planning Authority. The approved lighting scheme shall be implemented before the bingo hall is brought into use.
   
   **Reason:** To comply with the planning conditions of planning consent N/02/00838/FUL.

**Background Papers:**
Application form and plans received 10th March 2003
Letter from Anne and Alex Clowes, 21 Torbrex Road, Cumbernauld, received 24th March 2003.
Letter from Mrs M Livingston, 17 Torbrex Road, Cumbernauld, received 24th March 2003.
Letter from Mr Kenneth McGinlay, 19 Torbrex Road, Cumbernauld, received 24th March 2003.
Letter from N Kemp, 9 Torbrex Road, Cumbernauld, received 26th March 2003.

Any person wishing to inspect these documents should contact Mr. Thomson at 01236 616466.
APPLICATION NO. N/03/00288/FUL

REPORT

1. **Description of Site and Proposal**

1.1 This application seeks permission for the erection of a boundary fence and roller shutters to external doors. The boundary fence will be a 2.4 galvanised steel palisade fence which will fully enclose the car park on the south side of the building. An existing landscaped embankment lies between the fence and North Carbrain Road, and the area of ground at the front of the building will be landscaped.

1.2 The single storey building occupies an elevated position adjacent to the indoor bowling club and ASDA overlooking North Carbrain. It was formerly the Hollywood Bowl and is being converted to a bingo hall. This application represents part on an ongoing series of alterations, and consent has recently been granted for a new entrance on the north elevation.

2. **Development Plan**

2.1 The local plan for the area within which this site is located is the Cumbernauld Local Plan 1993. The site is covered by shopping policies SH1 and SH8. SH1 seeks to maintain and enhance the role of the main shopping area in Cumbernauld. SH8 seeks to improve the environment of the existing town centre area. It is considered that the proposal does not contravene local plan policy.

3. **Consultations and Representations**

3.1 My Transportation Section have no concerns regarding the application.

3.2 Four letters of representation have been received from local residents of Torbrex Road. The grounds of objection can be summarised as follows:

- That the proposed fence will be to the detriment of the visual amenity of the residents of Torbrex Road.

**Comment:** The application file indicates that the proposed fence will be a galvanised steel palisade fence. Planning conditions will be used in order to minimise the potential visual impact of this fence.

4. **Planning Assessment and Conclusions**

4.1 Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The main consideration in assessing this application is does it accord with local plan policy and does the proposal detract from the visual amenity of the surrounding area.

4.2 It is considered that the application does not contravene the shopping policies of the Local Plan as the re-use of this vacant building and the renovation of the site will lead to increased facilities within the town centre and an environmental improvement of this part of the central area.

4.3 A 2.4 metre high galvanised steel palisade fence is more typical of fences used in industrial estates and is out of character in a retail, residential or leisure developments. The applicant is currently converting the former bowling alley into a bingo hall and has committed substantial
resources to upgrading the existing building and removing graffiti. It is acknowledged that the primary purpose of the fence is part of a number of measures that the applicant has undertaken to prevent future vandalism of the site.

4.4 Objections have been received regarding the potential impact such a fence will have on the visual amenity of the surrounding neighbourhood. In order to soften the impact of the fence and improve the outlook of the site, planning conditions will be imposed to ensure that the fence is painted and that the landscaped embankment between the fence and North Carbrain Road is properly maintained.

4.5 It is my opinion that this application does concur with Local Plan policy, and that this application will lead to an improvement of a previously run down site. Despite the objections received, it is recommended that permission be granted subject to conditions.
When submitted, this application proposed the demolition of the existing dwelling and the construction of 7 dwellings in its place. The original layout did not comply with the Council's Policy on Open Space and discussions with the applicant have resulted in one dwelling being dropped from the layout. This revision has significantly improved the layout, the plots are larger and the spacing between each of the dwellings has been increased. All 6 dwellings will be accessed from private driveways from Craiglinn Road. There will be 4 driveways in total as 2 will be shared driveways.
One letter of representation has been received and the points of concern are addressed in the accompanying report. No objections have been received from any of the consultees. The proposed development accords with the Council's policy on Open Space and is in accordance with the residential policies in the Cumbernauld Local Plan. Accordingly, I recommended that planning permission be granted.

Recommendation: Grant Subject to the Following Conditions:

1. That the development hereby permitted shall be started within five years of the date of this permission.

   Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before development hereby permitted starts, a site investigation survey shall be carried out in accordance with the requirements of British Standard Code of Practice BS10175:2001 and a report of this survey must be submitted for the written approval of the Planning Authority, including any modifications as may be required. For the avoidance of doubt this survey must look at all aspects of contamination of the site with particular reference to addressing the issue in terms of assessing the risk posed by the presence of pollutants in relation to sensitive receptors and, where appropriate, must include remediation proposals. Any analytical or investigatory work used to support the conclusions of the survey must include information regarding the methodology and Quality Assurance systems used.

   Reason: The site is within 250 metres of Craiglinn Quarry which is a closed landfill site.

3. That any measures deemed necessary following the completion of the site investigation survey required by Condition 2 above shall be implemented on the site.

   Reason: To ensure that any steps that may be required to decontaminate the site are taken.

4. That before the development hereby permitted starts, full details of the design and location of the surface water drainage system to be installed within the application site which must prevent water and/or silt being shed from the site and, except as may otherwise be agreed in writing by the Planning Authority, comply with SEPA's principles of Sustainable Urban Drainage, shall be submitted to and approved in writing by the Planning Authority, including any modifications as may be required.

   Reason: To safeguard the residential amenity of the area and to ensure that the surface water drainage regime complies with the latest SEPA guidance.

5. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   Reason: To ensure that these matters are considered in detail

6. That before any of the dwellinghouses hereby permitted, situated on a site upon which a fence or wall is to be erected are occupied, the fence, or wall, as approved under the terms of condition 5 above, shall be erected.
Reason: To ensure that the approved details are implemented on the site.

7. That notwithstanding the provisions of Class 7 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no gates, fences, walls, or other means of enclosure, shall be erected between the front of the dwellinghouse hereby permitted and the adjoining road.

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

8. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

Reason: To ensure that these matters are considered in detail.

9. That before the development hereby permitted starts, a scheme shall be submitted for the written approval of the Planning Authority, including any modifications as may be required detailing the steps to be taken to close off the existing access from the B8048.

Reason: In the interests of road safety

10. That the scheme as may be approved under the terms of Condition 9 above will be implemented prior to the last dwelling being occupied.

Reason: In the interests of road safety.

11. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:-

(a) details of any earth moulding and hard landscaping, grass seeding and turfing;
(b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
(c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development
(d) details of the phasing of these works.

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

12. That within one year of the occupation of the last dwellinghouse within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of Condition 11 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

Reason: In the interests of the residential amenity of the area
13. That measures shall be put in place during the construction of the dwellings to protect the trees on the boundaries of the application site, the tree to be retained within plot 2 and the hedge on the B8048 boundary.

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

14. That the integral garages on plots 2, 4, 5 and 6 shall not be altered for use as a room without the prior written consent of the Planning Authority.

**Reason:** In the interests of visual amenity and in order that sufficient parking is retained within the curtilage of each dwelling.

15. That the use of the garages within each plot are hereby restricted to private use incidental to the enjoyment of the dwellinghouse on each plot and no commercial activity shall be carried out, in, or from, the garage.

**Reason:** In the interests of the residential amenity of the area.

16. That before the development hereby permitted is completed, a 2 metre wide footway shall be constructed within the area hatched red on the approved plans, in accordance with the specifications of the Roads Authority and as described in the Roads Guidelines published by the said Roads Authority.

**Reason:** In the interests of pedestrian safety.

17. That a visibility splay of 2.5 metres by 20 metres, measured from the heel of the foot way, shall be provided on both sides of the vehicular driveways and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 0.9 metres in height above road channel level shall be planted, placed, erected, or allowed to grow, within these sight line areas.

**Reason:** In the interests of pedestrian and road safety.

18. That at least the first 2 metres of the driveways beyond the limit of the adjoining road, shall be surfaced in an impervious material and include drainage to prevent surface water running onto the public road.

**Reason:** In the interests of road safety.

19. That a scheme shall be submitted for the written approval of the Planning Authority, including any modifications as may be required, detailing the steps to be taken to improve pedestrian safety on the upgraded footpath on Craiglinn Road and for the avoidance of doubt the following matters should be addressed:

a) the existing bollard should be relocated and/or a second bollard to be erected at the point the widened footpath meets the existing footpath in the vicinity of plot 1
b) the erection of pedestrian guard rails adjacent to the B8048 to the specification of the Roads Authority.

**Reason:** In the interests of pedestrian safety.
Background Papers:

Application form and plans received 28th April 2003
Memo from NLC Protective Services received 13th May 2003
Memo from NLC Director of Education received 8th May 2003
Memo from NLC Transportation Manager received 30th May 2003
Letter from S.E.P.A.(West) received 19th May 2003
Letters from Scottish Water received 22 May 2003 and 28th May 2003
Letter from The Coal Authority received 7th May 2003

Letter from Mr Alan E Stone R.H.A.D., 5 Linn Gardens, Craiglinn, Cumbernauld, G68 9AN received 12th May 2003.

Any person wishing to inspect these documents should contact Graeme Lee at 01236 616474.
Description of Site and Proposal

1. The application proposes the demolition of the existing dwelling on the site and its replacement by 6 detached dwellings. When viewed from the main road (the B8048) the existing dwelling is positioned towards the rear of a plot. The plot is 0.44 hectares (or 1.09 acres) in area. The application has been revised and one dwelling has been dropped from the original layout which showed 7 dwellings. This revision has significantly improved the layout, the plots are larger and the spacing between each of the dwellings has been increased. All 6 dwellings will be accessed from private driveways from Craiglinn Road. There will be 4 driveways in total as 2 will be shared driveways. An existing access from the B8048 will be closed and the ground reinstated.

2. The site is situated to the north of and is separated from the B8048 by a verge which varies in depth. The western and northern boundaries of the site are shared with adjacent residential properties. There are residential properties and an area of open ground to the east and on the opposite side of Craiglinn Road.

Development Plan

2.1 The site does not raise any strategic planning issues. The site is covered by residential Policy HG4 of the Cumbernauld Local Plan adopted November 1993. This policy seeks to protect existing residential areas from inappropriate forms of development and as such the proposed development is considered acceptable.

Consultations and Representations

4.1 No issues have been raised by consultees which cannot be covered satisfactorily by the imposition of planning conditions. Two matters of note are the Scottish Environment Protection Agency’s requirement to deal with surface water in accordance with the principles of sustainable urban drainage and the Protective Services recommendation that the site be fully investigated due to the close proximity of Craiglinn Quarry which is a closed landfill site.

4.2 One letter of representation has been received from the owner of 5 Linn Gardens. The following points are of objection are made:

- Overshadowing – the proposed layout will mean that 2 dwellings will overlook and overshadow the garden of number 5 Linn Gardens
  
  Comment: Number 5 Linn Gardens sits on higher ground and is screened to a significant extent by trees which are under the control of the objector i.e. they are within his garden. It should be noted that the issues of overlooking and overshadowing as they relate to gardens are generally not afforded any significant weight. In any event, the revised layout has meant that the proposed dwellings adjacent to 5 Linn Gardens have been re-orientated and moved further away. Therefore, it is considered unlikely that overshadowing will occur and if it were it would be insufficient to justify refusing planning permission. Furthermore, even if there were no screening between the new dwellings and 5 Linn Gardens there is sufficient distance between the new dwellings and the garden of 5 Linn Gardens.

- Clarification is sought on who is responsible for the maintenance of the existing boundary wall.
  
  Comment: This is a legal matter and the plans would appear to suggest that this will remain.
4. **Planning Assessment and Conclusions**

4.1 Following negotiations the layout has been revised and one dwelling has been removed from the layout. This has improved the overall design and layout of the development - the plot sizes are larger and the spacing between each of the dwellings has been increased. The changes mean that the layout now accords with the Council's policy on open space around new dwellings.

4.2 The proposed development will result in the demolition of the existing dwelling and whilst this is unfortunate the existing house is not listed or of particular architectural merit. The existing dwelling is also not representative of the general character of the area. The proposed development accords with the local plan and is otherwise considered acceptable in planning terms. Accordingly, I recommend that planning permission be granted.
Application No: N/03/00561/FUL
Date Registered: 7th May 2003
Applicant: O2 (UK) Ltd
260 Bath Road
Slough
SL1 4DS
Agent: Walker Fraser & Steele
125 Buchanan Street
Glasgow
G1 2JF
Development: Erection of a Telecommunications Tower and Ancillary Equipment
Location: Site South East of 5 Wardpark Road, Cumbernauld
Ward: 54 : Seafar and the Village
Grid Reference: 277435 676499
File Reference: N/03/00561/FUL
Site History: The Council confirmed that the previous telecommunication equipment was permitted development in December 1999.
Development Plan: This application is covered by industrial policies in the Cumbernauld Local Plan 1993.
Contrary to Development Plan: No
Consultations: None Received
Representations: None Received
Newspaper Advertisement: Advertised on 14th May 2003
Comments:
This application seeks permission for the erection of a replacement telecommunications mast at a site to the South East of 5 Wardpark Road, Wardpark Industrial Estate, Cumbernauld. The applicant plans to replace the existing 12.5 metre high tower with a 30 metre tower. The applicant has confirmed that the equipment will comply with ICNIRP guidelines for exposure to electromagnetic fields.
No objections have been received. The proposal complies with Local Plan policies and it is recommended that planning permission be granted.
Recommendation: Grant Subject to the Following Conditions:-
1. That the development hereby permitted shall be started within five years of the date of this permission.
Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, full details of the final colour to be used on the telecommunication equipment, associated equipment and other features to be erected on the site shall be submitted to, and approved in writing by the Planning Authority.

Reason: To enable the Planning Authority to consider this aspect in detail and in the interest of visual amenity of the site and surrounding area.

3. In the event that the equipment becomes redundant, it must be removed and the site re-instated to the satisfaction of the Planning Authority within one month of the equipment becoming redundant.

Reason: To ensure the re-instatement of the site to a satisfactory standard.

Background Papers:

Application form and plans received 25th April 2003

Any person wishing to inspect these documents should contact Mr. Thomson at 01236 616466.
**Comments:**

This application seeks permission for the erection of a replacement telecommunications mast at Avenuehead Farm, Avenuehead Road, near Moodiesburn. The applicant plans to replace the existing 12 metre high tower with a 25 metre tower. The applicant has confirmed that the equipment will comply with ICNIRP guidelines for exposure to electromagnetic fields.

No objections have been received. The proposal complies with Local Plan policies and it is recommended that planning permission be granted.
Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission.
   
   Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, full details of the final colour to be used on the telecommunication equipment, associated equipment and other features to be erected on the site shall be submitted to, and approved in writing by the Planning Authority.
   
   Reason: To enable the Planning Authority to consider this aspect in detail and in the interest of visual amenity of the site and surrounding area.

3. In the event that the equipment becomes redundant, it must be removed and the site re-instated to the satisfaction of the Planning Authority within one month of the equipment becoming redundant.
   
   Reason: To ensure the re-instatement of the site to a satisfactory standard.

Background Papers:

Application form and plans received 29th April 2003

Any person wishing to inspect these documents should contact Mr. Thomson at 01236 616466.
Application No: N/03/00661/FUL
Date Registered: 13th May 2003
Applicant: 02 (UK) Ltd
260 Bath Road
Slough
SL1 4DS
Agent: Walker Fraser & Steele
125 Buchanan Street
Glasgow
G1 2JF
Development: Erection of a Telecommunications Tower and Ancillary Equipment
Location: 2 Garrell Road, Kilsyth
Ward: 65: Queenzieburn and Kilsyth West Councillor Jean Jones
Grid Reference: 271489. 677971.
File Reference: N/03/00661/FUL
Site History: The Council confirmed that the previous telecommunication equipment was permitted development in April 1997.
Development Plan: This application is covered by Industrial policies in the Kilsyth Local Plan 1999.
Contrary to Development Plan: No
Consultations: 
Representations: 1 Representation Letter
Newspaper Advertisement: Advertised on the 21st May 2003

Comments:
This application seeks permission for the erection of a replacement telecommunications mast at the telephone exchange at 2 Garrell Road, Kilsyth. The applicant plans to replace the existing 12.5 metre high tower with a 20 metre tower. The applicant has confirmed that the equipment will comply with ICNIRP guidelines for exposure to electromagnetic fields.

One objection has been received from the Education Department concerning the site’s proximity to schools in the area. The nearest school is approximately 400 metres away. The proposal complies with Local Plan policies and despite the objection it is recommended that planning permission be granted.

Recommendation: Grant Subject to the Following Conditions:-
1. That the development hereby permitted shall be started within five years of the date of this permission.
Letter of Representation
Received from: Education Department
Kildonan Street, Cambridg.
**Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, full details of the final colour to be used on the telecommunication equipment, associated equipment and other features to be erected on the site shall be submitted to, and approved in writing by the Planning Authority.

**Reason:** To enable the Planning Authority to consider this aspect in detail and in the interest of visual amenity of the site and surrounding area.

3. In the event that the equipment becomes redundant, it must be removed and the site re-instated to the satisfaction of the Planning Authority within one month of the equipment becoming redundant.

**Reason:** To ensure the re-instatement of the site to a satisfactory standard.

**Background Papers:**

Application form and plans received 13th May 2003

Letter from NLC Education Department, Municipal Buildings, Kildonan Street, Coatbridge received 29th May 2003.

Any person wishing to inspect these documents should contact Mr. Thomson at 01236 616466.
Application No: C/02/01483/OUT
Date Registered: 4th November 2002
Applicant: Legal & General Property Ltd
C/o Agent
Agent: Littman & Robeson
21 Buckingham Street
London
HC2N 6EF
Development: Erection of 1800 sq.m. Class 1 Retail Unit (In Outline)
Location: Unit 2 (Matalan) Faraday Retail Park Coatbridge Lanarkshire ML5 3SQ
Ward: 36: Bargeddie And Langloan Councillor Andrew Burns
Grid Reference: 273475. 664565.
File Reference: C/PL/CTC512/DB/LR
Site History: The garden centre was formed as part of the Faraday Retail park following the granting of planning permission 90/274.
Contrary to Development Plan: No
Consultations: Scottish Water (Comments)
British Gas Transco (Comments)
Scottish Power (No Objection)
The Coal Authority (Comments)
Railtrack (No Objection)
Representations: None Received
Newspaper Advertisement: 21 May 2003
Comments:

This application is for the erection of a 1,800 sq.m. gross floorspace Class 1 retail unit on the former Homebase garden centre and adjacent parking area at Faraday Retail Park, Coatbridge. The 929 sq.m. garden centre has lain vacant for several years since Homebase vacated the adjacent unit. Since Matalan has occupied that unit it is considered unlikely that the garden centre space will be reused in its current form. The proposal is therefore to erect a 1,800sq.m. retail unit which is also unrestricted in terms of its retail use. Currently the Retail Park has a restriction to one food retail unit (Tesco).
Planning Application No. C/02/01483/OUT
Erection of 1800 sq.m. Class 1 Retail Unit (In Outline)

Unit 2 (Matalan) Faraday Retail Park, Coatbridge

Site Area 0.18 HA
The applicant has supplied a sequential test against other sites as required in NPPG8 and Strategic Policy 9 to address the concern over lifting the restriction on the potential expansion of convenience floorspace outwith the Town Centre. The supporting information indicates that the development can be accommodated within a current shortage (albeit a relatively small one) in convenience retail expenditure within the Coatbridge and Airdrie area.

Following neighbour notification and advertisement in the local press no objections were received. A report provided by the applicant indicates that there is sufficient capacity within the existing car park, even at peak times and as a result the proposed unit can be accommodated within current provision.

Although contrary to the development plan the proposal is considered an appropriate departure. It is considered that bringing a currently vacant retail area back into use within the established retail park will not significantly impact on the town centres of Coatbridge and Airdrie. The provision of 1,800sq.m. of food retailing will contribute to meeting the current shortfall in convenience expenditure. Therefore subject to the submission of an appropriate design and the use of acceptable materials I recommend that the proposed development be approved. As there is a section 75 Agreement restricting the Retail Park to one foodstore, if this application is granted and the final use is for the sale of convenience goods the Agreement will require to be amended prior to the development proceeding.

**Recommendation:** Grant Subject to the Following Conditions:-

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.

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

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) details for management and maintenance of the areas identified in (c) and (d) above;
   (e) the design and location of all boundary walls and fences;
   (f) the provision for loading and unloading of all goods vehicles;
   (g) the provision of drainage works; and
   (h) the disposal of sewage.

   **Reason:** To enable the Planning Authority to consider these aspects.

3. That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition 2 above, shall be made to the Planning Authority.

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

**Background Papers:**

Application form and plans received 4th November 2002

Memo from Transportation Section received 25th December 2002 and
Memo from the Protective Services Section received 20th November 2002
Letter from Scottish Water received 26th November 2002
Letter from British Gas Transco received 20th November 2002
Letter from Scottish Power received 20th November 2002
Letter from The Coal Authority received 14th November 2002

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.
1. Description of Site and Proposal

This application is for the erection of a 1,800 sq.m. gross floorspace Class 1 retail unit within Faraday Retail Park, Coatbridge. The 929 sq.m. garden centre site has lain vacant for several years. As the application is in outline there are no details of the proposed building which will also encompass adjoining land originally set aside for staff car parking.

2. Development Plan

The site is zoned General Urban Area, ECON8, ECON8/2 and TR10/3 in the Monklands District Local Plan 1991. These policies were however overtaken with the granting of planning permission for the erection of the Faraday Retail Park. This proposed retail development should also be assessed against policy COM1 in the Local Plan and its Finalised First Alteration and against Strategic Policy 9 Assessment of Development Proposals in the Glasgow and The Clyde Valley Joint Structure Plan 2000.

3. Consultations and Representations

Following normal neighbour notification and advertisement in the local press no objections were received.

The Coal Authority has indicated that the property is in the likely zone of influence of shallow mine workings and appropriate technical advice should be sought

Transco has indicated the presence of a gas pipeline on the boundary of the application site an appropriate technical advice should be take prior to any construction works taking place that may affect that pipeline.

The Transportation Section initially indicated a requirement for additional parking on the basis of 5 spaces per 100sq.m. of additional floorspace (or 44 spaces). Following submission of a traffic survey it was shown that there is sufficient capacity within the existing car park, even at peak times and as a result the proposed unit can be accommodated. In addition, the level of parking is in accordance with current national planning policy promoting the use of maximum parking standards for development.

4. Planning Assessment and Conclusions

Strategic Policy 9 contained in the Glasgow and Clyde Valley Structure Plan states that convenience developments of over 1 000sq.m. is of a scale that is likely to be significant and requires to be assessed against criteria set out in the Policy 9. If it fails to meet those criteria it is considered to be a departure from the Structure Plan and has to be assessed against Strategic Policy 10. The increase in comparison floorspace is not however considered likely to be significant in terms of Strategic Policy 9.

Policy COM1 indicates that major commercial developments that threaten the viability of the town centre will be resisted. In the Finalised First Alteration of 1996 policy COM1 clearly states that developments over 1000sq.m. should be directed to within or adjacent to the town centres of Coatbridge and Airdrie where appropriate development opportunities exist in support of both structure plan national planning guidance. Policy COM2 sets out the criteria for assessing new shopping developments.
4.3 In terms of NPPG8 and Strategic Policy 9 developers are required to adopt a sequential approach when selecting sites for new retail, commercial leisure developments and other key town centre uses. First preference should be for town centre sites, where sites or buildings suitable for conversion are available, followed by edge-of-centre sites, and only then by out-of-centre sites in locations that are, or can be made easily accessible by a choice of means of transport.

4.4 The applicant has demonstrated that there are no available sites within Coatbridge or Airdrie Town Centres that can accommodate the size of the proposed development. Although there are 16 vacant units in Coatbridge and 18 in Airdrie these are all small with the largest being 350sq.m. There are no sites that could provide the proposed floorspace. The application site is in an edge of centre retail development and is served by both public transport and pedestrian routes and therefore meets the requirements of the sequential test. The proposal is not considered to be a significant departure from the Structure Plan.

4.5 The supporting information also indicated that the development can be accommodated within a current shortage (albeit a relatively small one) in convenience retail expenditure within the Coatbridge and Airdrie area. Therefore given the size, nature and location of the site it is considered that the likely impact of the town centre will be negligible and the development is acceptable in terms of COM1 in the Local Plan.

4.6 The consultation responses indicated no major constraint on the site and following the submission of the traffic survey the existing car parking provision should be sufficient to serve the increased floorspace.

4.7 Finally, weight should be given to the fact that the authorised use of the site (a garden centre ancillary to a former DIY store) is no longer viable, and that the development will bring the site back into productive use.

4.8 In light of the above I consider that this proposed new retail floorspace within the established retail park will not significantly impact on the town centres of Coatbridge and Airdrie. In particular, the provision of 1,800sq.m. of food retailing will contribute to the current shortfall in convenience expenditure. The anticipated parking requirements can be met within the existing car park. Therefore subject to the submission of appropriate design and use of materials I recommend that the proposed development be approved. As there is a section 75 Agreement restricting the Retail Park to one food store (Tesco). Should this application be granted and the use is for a foodstore, the Agreement will require to be amended prior to the development proceeding.
Application No: C/03/00129/FUL
Date Registered: 31st January 2003
Applicant: Oakmall (Scotland) Ltd
43 Quarry Street
Hamilton
ML3 7AH
Agent: Paul Edley Partnership
Hillfoot Farm
Dollar
Clacks
FK14 7PL
Development: Erection of Dwellinghouse
Location: Kennilworth 51 Blairhill Street Coatbridge Lanarkshire ML5 1PJ
Ward: 32: Blairpark Councillor William Shields
Grid Reference: 272454. 665376.
File Reference: C/PL/CTB486051000/IJ/EL
Site History: C/02/01276/OUT 14th November 2002
Development Plan: The site is covered by policies HG9 (Existing Residential Areas) and ENV15/1 (Conservation Areas) in the adopted Monklands District Local Plan 1991.
Contrary to Development Plan: No
Consultations: NLC Community Services (Objection)
Representations: 14 Representation Letters
Newspaper Advertisement: Not Required

Comments:
Permission is being sought for the erection of a single dwellinghouse on land formerly within the side garden grounds of the Kenilworth House Residential Home, 51 Blairhill Street, Coatbridge. The application site measures 648 sq. metres approximately and comprises of an area of relatively flat land that is densely covered in shrubbery and contains a number of large semi-mature and mature trees. The site is located adjacent to a recently completed new block of four flatted properties which was constructed in association with the conversion of the former Kenilworth House to seven flats. Vehicular access to the application site and the flatted properties are all taken from the improved existing single private access driveway that formerly served the Residential Home. Kenilworth House is a "B" Listed building and the application site is within the Dunbeth & Blairhill Conservation Area.

The proposal is in detail and is seeking consent for the erection of a two storey hipped roof dwellinghouse which fronts onto Blairhill Street and accesses directly onto the existing private
Planning Application No. C/03/00129/FUL
Erection of Dwellinghouse

Kennilworth, 51 Blairhill Street, Coatbridge

* Representations
driveway. The majority of the site's mature trees will be retained and additional planting is proposed. A number of objections have been received, the contents of which will be detailed in the accompanying report.

The proposal is considered unacceptable having regard to the provisions of the approved design guidance on "Infill Housing" and "Conservation" and also contrary to the restrictions set out in the Development Brief approved for the initial disposal of the Kenilworth House site. Circumstances have not changed since the recent refusal of an outline application for a dwellinghouse on this same site. I therefore still consider the proposal to be unacceptable in respect of its impact not only on the existing tree cover within the site but also on the general amenity of the surrounding Conservation Area. I therefore recommend that the application be refused for the attached reasons.

**Recommendation:** Refuse for the Following Reasons:-

1. That the proposed house is contrary to the provisions of the adopted Monklands District Local Plan 1991 approved Design Guidance on "Infill Housing" in respect that the proposal would necessitate the serious loss of established landscape features which would be detrimental to the amenity of the surrounding Conservation Area location.

2. That the proposed house is contrary to the Development Brief approved for the disposal of the site within the curtilage of Kenilworth House which clearly indicated the maximum extent of new development acceptable given the site's location within both a Conservation Area and the garden ground of a Listed Building.

3. In the interests of road safety in that the existing access is only 4.5 metres wide with no footpath link to Blairhill Street and is unsuitable to accommodate any additional traffic.

**Background Papers:**

Application form and plans received 31st January 2003

Consultation response from Transportation Section received 21st February 2003

Memo from Community Services received 5th March 2003.

Letter from Jennifer Flood, 53C Blairhill Street, Coatbridge, ML5 1PJ received 12th February 2003.

Letter from M & J Chisholm, Kenilworth House, 53 Blairhill Street, Coatbridge, ML5 1PJ received 13th February 2003.

Letter from Mr & Mrs J. Fraser, 6 Mount Vernon Avenue, Coatbridge, ML5 1NR received 13th February 2003.

Letter from Maureen McIntyre, 51 A Blairhill Street, Blairhill, Coatbridge, ML5 1PJ received 14th February 2003.

Letter from Dr. John Flannigan, 49 Blairhill Street, Coatbridge, ML5 received 14th February 2003.

Letter from E. Dunne, 54 Blairhill Street, Coatbridge, ML5 received 14th February 2003.

Letter from A. Holloway, 50 Blairhill Street, Coatbridge ML5 received 24th February 2003.

Letter from Mr & Mrs S Sharkey, 8 Mount Vernon Avenue, Coatbridge ML5 received 18th February 2003-03-04.

Letter from D & M McIntyre, 51a Blairhill Street, Coatbridge ML5 received 17th February 2003.

Letter from Mary J Rooney, 51c Blairhill Street, Coatbridge, ML5 received 17th February 2003.

Letter from C Murphy, 48 Blairhill Street, Coatbridge, ML5 received 17th February 2003.

Letter from M Marsh, 52 Blairhill Street, Coatbridge, ML5 received 17th February 2003.

Letter from Dr Colette Ferguson, 51d Blairhill Street, Coatbridge, ML5 received 5th March 2003.

Letter from occupier, 53a Blairhill Street, Coatbridge ML5 received 17th February 2003.

Any person wishing to inspect these documents should contact Ian Johnston at 01236 812382.
APPLICATION NO. C/03/00129/FUL

REPORT

1. **Description of Site and Proposal**

1.1 Consent is being sought in detail for the erection of a single dwellinghouse within an area of dense planting which measures 658 sq. metres and which formerly formed part of the side garden ground of the "B" Listed building addressed as Kenilworth House Residential Home, 51 Blairhill Street, Coatbridge. The Listed building has subsequently been converted to flatted residential use and parts of the side garden area have also been developed to accommodate a new single block of flatted properties. The application site has been retained as amenity garden ground linked directly to the new flatted development. The surrounding uses are all residential in nature and the site itself is within the Dunbeth & Blairhill Conservation Area.

1.2 The proposal seeks to erect a two storey hipped roof detached dwellinghouse which will front towards Blairhill Street and will accommodate a Lounge/Dining room, Kitchen, Utility room, W.C. and double garage on the ground floor with four bedrooms (one with en-suite), Bathroom and Family room on the upper floor. External finishes will be render (to match the adjacent flats) and slate roof. The applicant claims that only one of the existing trees within the site are proposed to be felled to accommodate the new build and additional tree planting will be provided within the site. Vehicular and pedestrian access to the site will be taken from the existing private driveway that currently serves the adjacent new and refurbished flats within the grounds of Kenilworth House.

2. **Development Plan**

2.1 In terms of the adopted Monklands District Local Plan 1991 the site is covered by policies :HG9 (Existing Residential Areas) and ENV 15/1 (Conservation Area).

3. **Consultations and Representations**

3.1 Following the standard neighbour notification and public advertisement procedures twelve letters of objection were received against this proposal. The basis of these objections is as follows:

(a) contrary to Local Plan;
(b) adverse effect on amenity and privacy of adjacent properties;
(c) increased noise and traffic generation;
(d) loss of daylighting;
(e) loss of mature tree cover;
(f) inappropriate style of new build;
(g) over development of site;
(h) contrary to the terms of the Development Brief for Kenilworth House.

3.2 The Transportation Section has objected to the proposal due to the substandard width of the access driveway which also has no footpath link to Blairhill Street. Community Services have objected to the proposal on the grounds that the development of this site would inevitably result in the loss of most, if not all, of the mature trees within the site.

4. **Planning Assessment and Conclusions**
4.1 This application requires to be assessed fully against the provisions of the adopted Local Plan including the Council's own approved Design Guidance and also any other matters that are considered material and relevant to this proposal. It is firstly noted that this present submission, although in detail, is identical to a previous outline application (ref: C/02/01276/OUT) which was refused permission in November 2002. As in that case the proposal requires to be considered not only in terms of the approved design guidance on "Infill Housing" and "Conservation" but also against the aims and objectives of the Development Brief prepared as part of the disposal exercise carried out recently by the Council for Kenilworth House and the surrounding garden grounds.

4.2 The Development Brief prepared as part of the tendering process for the disposal of the Kenilworth House site included specific design criteria that required to be incorporated within any subsequent development proposals. The Brief highlighted the existing attractive nature of the external appearance of Kenilworth House and required the retention (and improvement where necessary) of the external fabric of the Listed building. The Brief also restricted any new build element within the side garden grounds to a single block construction of a design and external finish to complement Kenilworth House. Following extensive assessment of the submitted tenders, the Policy & Resources Committee of 28th June 2001 selected Oakmall Properties as the preferred bidder and at the subsequent meeting of the Planning & Environment Committee on 12th December 2001 Planning permission (ref:C/01/01334/FUL) was granted for the refurbishment of Kenilworth House and the erection of a single block of 4 flatted properties within the grounds of the former Residential Home. The development proposals were based primarily on the initial submission made by Oakmall Properties during the tendering exercise. It is also relevant to note that Historic Scotland offered a positive response to the proposals put forward. The current application site was, as part of the permission granted to Oakmall, to be retained as amenity garden ground associated with the adjacent new build. The preservation and enhancement of the existing dense tree cover that currently dominates the site was required through the terms of the permission granted. Having regard to both the design criteria set down in the Development Brief in respect of any new build element and also to the terms of the subsequent Planning permission granted (as referred to above) to Oakmall Properties then any proposal to introduce a further new structure within the retained amenity wooded area of the site is clearly at odds with the development principles set down by the Council.

4.3 The application site is located within a predominantly residential area and is bounded to the north, south and to the rear by high amenity traditional style housing (including the new flatted development). The site is also located within the Dunbeth & Blairhill Conservation Area where, through the appropriate policies contained within the Local Plan (including the relevant Design Guidance) the Council seeks to retain and enhance the specific character of the area through a strict control on the form and structure of any new development proposal. Contrary to the applicants claim that only one of the existing mature trees within the site will be lost to accommodate this proposal, Community Services consider that any excavation work would be detrimental to the roots of the surrounding trees. Having regard to this then if this proposal were approved, this would inevitably result in the eventual removal of most, if not all, of the existing trees within the site. As such the Design Guidance on "Infill Housing" is relevant in respect that the proposal "would result in the serious loss of a significant landscape feature". The loss of this long established tree cover would, I consider, adversely impact on both the character and setting of the recently complete Kenilworth House redevelopment scheme (ref: C/01/01334/FUL).

4.4 The objectors concerns in respect of overdevelopment and adverse effect of proposal on the amenity of the adjacent residents through increased noise and traffic are noted. However, notwithstanding the contents of the above paragraph, the dimensions available within the site, taken on their own, are generally considered adequate to accommodate a dwelling unit with a footprint similar to that proposed under this submission. It is doubtful however, that the scale and impact of such a house would be adequate to match the grand Victorian villas on the west side of Blairhill Street although the proposed style and external finish of new build is somewhat similar to the
adjacent flatted new building. In that the site is within an area zoned for residential use, the proposal is not contrary to the site zoning. In respect of the objectors other concerns I do not consider that in view of the level and height of tree cover present within the site, taken together with the proposed positioning of the new build within the site then neither potential loss of privacy or daylighting to the adjacent properties are relevant objections. I do however consider that the introduction of a further access onto a private driveway which has been designed specifically to serve the existing 11 dwelling units and which is only 4.5 metres wide with no footpath link to Blairhill Street is unacceptable as it would give rise to a potential road safety problem around the Blairhill Street frontage.

4.5 Notwithstanding the above it is relevant to note that this proposal is not only at odds with the terms of the Development Brief prepared for the redevelopment of the Kenilworth House site (see Par.4.2 above) but is also contrary to what the residents of the Kenilworth House development (Ref:C/01/01334/FUL) were led to expect in that development by way of amenity space. The required level of amenity/landscaping was previously accepted by the developer and while this requirement was imposed through appropriate conditions on the planning permission, to date those conditions have not been complied with in terms of the submission for approval of landscaping details for the entire site (including the present application site). The situation has been exacerbated through the unauthorised erection of a large fence between the new flatted build and this current application site. Should the Committee decide to refuse planning permission for this present application then it is the intention to pursue with the developer the removal of the unauthorised fence and the failure to meet the planning conditions imposed on planning permission (C/01/01334/FUL) relative to the submission of landscaping details.

4.6 Having regard to the foregoing I consider that the proposal is unacceptable in that it is contrary to the provisions set down for the redevelopment of the Kenilworth House site as contained in the Development Brief prepared by the Council and that through the required removal of a section of the tree cover within the site to accommodate any development proposal then the proposal itself is also contrary to the approved Design Guidance on “Infill Housing”. I therefore recommend that permission is refused for the reasons stated.
Application No: C/03/00239/FUL
Date Registered: 6th March 2003
Applicant: Mr A. Cumming
44 Lady Wilson Street
Airdrie
Lanarkshire
ML6 9NE

Development: Creation of Off Street Parking (In Retrospect)
Location: 44 Lady Wilson Street Airdrie Lanarkshire ML6 9NE
Ward: 48: South East Cairnhill And Gartlea Councillor David Stocks
Grid Reference: 276672. 665009.
File Reference: C/PL/AIL030044/LM

Site History:

Development Plan: The property is covered by the residential policies in the Monklands District Local Plan.
Contrary to Development Plan: No
Consultations: Airdrie North Area Housing Office (Objections)
Representations: 1 Representation Letter
Newspaper Advertisement: Not Required

Comments:

The applicant seeks permission for the creation of a driveway (in retrospect) within the curtilage of a flatted property, approximately 20 metres in length by 3.4 metres wide.

Following the submission of the application one letter of objection was received from the resident at 46 Lady Wilson Street, who claims to share access rights over part of the area. The reasons for the objection were ability to access their own property due to the proximity of parked cars and that this may block access in event of a fire. In addition the objector also stated that the vehicles would be parked over the main drain, exhaust fumes would enter his property, that the safety of others using the area and access to wheelie-bins would be compromised.

For a planning perspective one consideration is to ensure that in terms of road safety that there is adequate space for a parked vehicle within the curtilage of the property. The consultation response from the transportation section indicated that this is not an issue. The dual use of the section of land, to which this application relates, is not something that can be addressed through the planning process, these are legal issues that require to be resolved through other means.
Planning Application No C/03/00239/FUL
Creation of Off Street Parking (In Retrospect)
44 Lady Wilson Street Airdrie
* Representation
The local housing area office was also consulted. It was indicated that they are not happy with the use of the common footpath in this manner, there are guidelines within their framework of Superiors’ Consent that can be used in this matter.

In terms of the emission of fumes and parking over main drains, these are not issues that are likely to cause a problem in this situation. The main consideration in assessing this application is how the proposed creation of a driveway will impact upon the surrounding residential area in terms of amenity. Despite the objection it is considered that the proposal will not be sufficiently detrimental to justify refusing planning permission.

Recommendation: Grant

Background Papers:

Application form and plans received 25th February 2003

Memo from Transportation Section received 20th March 2003
Memo from Airdrie North Area Housing Office received 6th May 2003

Letter from Moira Swan, 46 Lady Wilson Street, Airdrie, Lanarkshire, ML6 9NE received 3rd March 2003.

Any person wishing to inspect these documents should contact Leigh Menzies at 01236 812375.
Application No: C/03/00396/FUL
Date Registered: 27th March 2003
Applicant: Mr McLean
  64 Viewfield Road
  Coatbridge
  ML5 5QD

Development: Erection of Double Garage.
Location: 64 Viewfield Road Coatbridge Lanarkshire ML5 5QD
Ward: 37: Kirkwood  Councillor James Smith JP
Grid Reference: 271541. 663498.
File Reference: C/PL/CTV910064/LM/EL

Development Plan: The property is covered by the residential policies in the Monklands District Local Plan.
Contrary to Development Plan: No

Consultations:

Representations: 1 Representation Letter
Newspaper Advertisement: Not Required

Comments:

This application seeks permission for the erection of a double garage to the east of the property. The proposed garage would be 3.8 metres in length and 7.4 metres wide. Due to changes in ground level the height would be 4.2 metres to the front and 3 metres to the rear.

Following the submission of the application one letter of objection was received from the resident at 7 Glebe Avenue, on the grounds that the proposed garage would be used for commercial purposes and that it would overshadow their garden.

In answer to the use of the garage for commercial purposes, the applicant has provided information that it will be only used for domestic vehicles. A condition will be placed on the development to this effect. In relation to the overshadowing of the adjacent garden it is felt that a garage height of 3 metres will have minimal impact in this respect.

The transportation section has indicated that in terms of road safety the development is suitable.

The main consideration in assessing this application is how the proposed garage will impact upon the surrounding residential area in terms of amenity and road safety. Despite the objection it is considered that the proposal will not be sufficiently detrimental to justify refusing planning permission.
Planning Application No. C/03/00396/FUL
Erection of Double Garage
64 Viewfield Road Coatbridge

* Representation
Recommendation: **Grant Subject to the Following Conditions:**

1. That the development hereby permitted shall be started within five years of the date of this permission
   
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out, in, or from, the garage.
   
   **Reason:** To safeguard the amenity of the adjoining residential area.

3. That the driveway to the garage hereby permitted shall not exceed a gradient of 10%.
   
   **Reason:** In the interests of traffic and pedestrian safety.

4. The first two metres of the driveway from behind the heel of the footway should be paved
   
   **Reason:** To prevent deleterious material being carried onto the road.

**Background Papers:**

- Application form and plans received 27th March 2003
- Memo from Transportation Section received 7th May 2003
- Letter from Lorraine Haitie, 7 Glebe Avenue, Coatbridge, ML5 5QE received 4th April 2003.

Any person wishing to inspect these documents should contact Leigh Menzies at 01236 812375.
Application No: C/03/00433/OUT
Date Registered: 31st March 2003
Applicant: Russell Ellerby
Commercial Partnership Manager
Education 2010
PPP Project
Chryston Valley Business Park
Office 8
Cloverhill Place
Chryston
G69 9DQ

Development: Formation of Floodlit, Multi-purpose, Synthetic Pitch for Dual Use with the Community.

Location: Land South Of Bowling Green Park Street Coatbridge Lanarkshire

Ward: 34: Coatbridge Central Councillor Thomas Nolan

Grid Reference: 274030 665365

File Reference: C/PL/CTP245000/IJ/LR

Site History: The site is covered by policy LRI 1: (Improve Public Open Space) in the adopted Monklands District Local Plan 1991.

Contrary to Development Plan: No

Consultations: NLC Community Services (No objections)
NLC Education (No objections)
SportScotland (No objections)

Representations: 1 Representation Letter

Newspaper Advertisement: Advertised on 9th April 2003

Comments:

Consent is being sought in outline for the construction of a Floodlit, Synthetic, Multi-purpose Pitch for dual use with the Community. The application site measures 1.3 hectares, is predominantly flat, grassed with mature trees along its western boundary and currently forms part of the public park at Dunbeth. Coatbridge College and St. Patrick's High School are located to the west and south west of the site while the surrounding area in general is predominantly of a residential nature. The Blairhill & Dunbeth Conservation Area is also located to the west of the application site.

This application is directly associated to the proposal to use the adjacent site of St. Patrick's High School for a new Non-denominational Secondary School to accommodate the
Planning Application No C/03/00433/OUT
Formation of Floodlit, Multi-purpose, Synthetic Pitch for Dual Use with The Community (In Outline) on Land South of Bowling Green Park Street Coatbridge

Representation
Site Area 1.3HA
amalgamated Coatbridge and Rosehall High Schools. That proposal seeks to utilise the existing grass pitches on Dunbeth Park but also requires a full size floodlit synthetic multi-purpose pitch either at a preferred location within the St. Patrick's site or, if site size constrains it, within Dunbeth Park itself. This application caters for the scenario where an area within Dunbeth Park is required to accommodate the floodlit pitch.

Being an outline application no detailed site layout plans have been submitted at this stage as these matters would be incorporated either within any subsequent "reserved matters" application should this present submission be approved or alternatively as part of the detailed site layout plans to be submitted as part of the detailed planning application for the redevelopment of the St. Patrick's School site. The planning statement submitted in support of the application indicates that the Pitch would best be located at the south western part of the Park near the junction of Park Street and Kildonan Street and would require to be designed to co-exist with the existing layout and tree cover of the park. One letter of objection was received against this proposal as a result of the standard neighbour notification and public advertisement procedures, the contents of which will be discussed in the accompanying report.

The proposed recreational facility, taken together with the redevelopment of the St. Patrick's School site for a new Non-denominational Secondary School, will have significant educational benefits to the local community. Taken that the application site presently forms part of a large public park then the proposal is seen as a sympathetic recreational use which is appropriate to this specific location and compliant with the terms of the development plan zoning. It is therefore recommended that outline planning permission be granted subject to the attached conditions.

**Recommendation:** Grant Subject to the Following Conditions:

1. 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 structures and development proposals;
   (b) the layout of the site, including all footways;
   (c) the design and location of all boundary walls and fences;
   (d) details of existing trees, shrubs and hedgerows to be retained;
   (e) details of existing and proposed site levels.
   (f) Details of floodlighting.

   **Reason:** To enable the Planning Authority to consider these aspects.

2. That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition 1 above, shall be made to the Planning Authority.

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

3. 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.

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
4. That the details required by condition 1(a),(b),(c),(d) and (e) shall comply with the terms of the attached Planning and Design Briefs; such details shall include the siting and design of all structures and development proposals: or such other scheme as may be to the satisfaction of the Planning Authority.

**Reason:** In the interests of the residential amenity of the local residents.

5. That the pitch shall be for community use as well as school use and shall not be used after 9pm; or such other times as may be agreed in writing by the Planning Authority.

**Reason:** In the interests of local recreation and residential amenity.

6. That notwithstanding the requirements of condition 1 above, the existing trees along the western boundary of the site shall be retained and no trees within the application site shall be lopped, topped, felled or otherwise affected, without the approval of the Planning Authority.

**Reason:** In order to safeguard the existing tree cover.

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**Background Papers:**

Application form and plans received 31st March 2003
Memo from NLC Community Services received 20th May 2003
Memo from NLC Education received 22nd April 2003
Letter from SportScotland received 16th May 2003
Memo from Transportation Section received 6th May 2003
Letter from Alice C. Corner, Principal And Chief Executive, Coatbridge College, Kildonan Street, Coatbridge, ML5 3LS received 16th April 2003.

Any person wishing to inspect these documents should contact Ian Johnston at 01236 812382.
APPLICATION NO. C/03/00433/OUT

REPORT

1. **Description of Site and Proposal**

1.1 The application site measures 1.3 hectares, comprises a section of public park, and is located adjacent to the junction of Park Street and Kildonan Street, Coatbridge. The site is level, grassed and well maintained being part of Dunbeth Park which accommodates a number of full sized grassed pitches (one within the application site) and which is a major local recreational facility that serves both the surrounding residential community and the adjacent St. Patrick's High School. The site also adjoins the Blairhill & Dunbeth Conservation Area.

1.2 This application has been submitted to accommodate the siting of a specifically designed dual use recreational pitch in the event that site size constraints do not allow for the siting of the facility within the confines of the existing adjacent St. Patricks School site which will be redeveloped as a new non-denominational Secondary School.

1.3 The proposal is for outline consent for the construction of a full size floodlit, multi-purpose, synthetic pitch for dual use with the community. The planning statement submitted with the application proposes that the new pitch should be positioned at the south west corner of the Park, would be floodlit and would be enclosed on all sides with security fencing. However, no firm details on site layout, boundary treatment etc. have been provided at this outline stage as these matters would be considered either at a subsequent reserved matters application stage should this outline application be approved or as part of a detailed submission for the redevelopment of the adjacent St. Patrick's High School site.

2. **Development Plan**

2.1 The site is covered by policy LR11 (Improve Public Open Space) in the adopted Monklands District Local Plan 1991.

3. **Consultations and Representations**

3.1 Summaries of the consultation responses are as follows:-

**Sportscotland**: No objection to proposal as this would provide a valuable sports facility for all weather use.

**NLC Community Services**: No objection to proposal subject to the retention of existing trees and shrubs along western extremity of site.

**NLC Education**: No objection.

3.2 **My Transportation Section** has no objection to the proposal.

3.3 One letter of objection was received from the adjacent notified College. The points of objection may be summarised as follows:

a) Inevitable pressure on the existing limited parking facilities on Park Street which are currently used by the College staff/students. Increased pressure on that roadway would cause congestion during College opening hours and would create problems for access by emergency vehicles.

b) Increased noise levels would be detrimental to the study/work environment of the Students in College.
4. **Planning Assessment and Conclusions**

4.1 In terms of Section 25 of the Town & Country Planning (Scotland) Act 1997 planning decisions require to be made in accordance with the development plan unless material considerations indicate otherwise. In terms of this current submission it is considered that the key issues are the development plan; and the other material considerations are national planning policies; the impact on recreational facilities and the benefits of the new facility.

4.2 **Development Plan and National Policies:**

Relevant National Planning Guidelines are Scottish Planning Policy (The Planning System) and National Planning Policy Guideline 11 (Sport, Physical Recreation and Open Space). SPP1 promotes sustainable development that includes the promotion of the use of previously developed land and the minimising of greenfield development. NPPG11 has the objectives of meeting the sporting and recreational needs of residents, tourists and visitors; safeguarding a system of open space for formal and informal recreation needs within urban areas; and safeguarding facilities and resources for sport and recreation in urban areas. The proposed development is in accordance with the above sustainability and leisure/recreation objectives through the proposed use of a developed site and the retention/upgrading of open space to accommodate an improved football pitch.

The proposed development does not meet the scale of significance (Schedule 9) for normal assessment against the Glasgow and Clyde Valley Joint Structure Plan 2000 and therefore raises no strategic issues.

In terms of the adopted Monklands District Local Plan 1991 the application site is covered by leisure and recreation policy (LR11). The proposed development is not therefore contrary to the adopted local plan.

4.3 **Impact on Recreational Facilities:**

The site currently forms part of a large public park and is flat, grassed and well maintained with a network of public footways throughout. The loss of a limited section of grassed land (incorporating a full size pitch) will be compensated by the proposed floodlit, full size, synthetic pitch within the application site. This facility will be full general use by the community and will retain the net availability of recreational sports provision within the area.

4.4 **Benefits of New Facility:**

The proposed floodlit pitch forms part of the re-development proposals for the St. Patrick's School site and only if site size constraints dictate will this proposal be accommodated on the Dunbeth Park site. The current St. Patrick's School site has no playing field facilities and currently utilises the existing grass pitches within Dunbeth Park. The proposed non-denominational school is likely to retain usage of the recreational facilities within the Park and the floodlit pitch will be seek as complementary to those existing grass pitches in terms of use by both the school and the local community.

4.5 **Other Matters:**

With respect to the points of objection raised the following should be noted:
In respect of the traffic/parking issue it is not anticipated that the proposed replacement of an existing grassed pitch with a synthetic surface will have an undue impact on the existing traffic/parking situation around the site although this issue may require further more detailed consideration at a subsequent “reserved matters” application stage. While matters such as potential noise nuisance are also best dealt with at a “reserved matters” application stage when detailed proposals are available for scrutiny, it is however recommended that the existing tree cover along the western boundary of the site be retained and that a condition be attached to any outline consent requiring that the pitch is not used after 9pm.

5. **Conclusions:**

5.1 As referred to above, planning applications require to be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 It is recognised that while the proposal accords with the adopted local plan and it will inevitably introduce extended noise, activity and lighting (floodlights) into an open space area. Nevertheless it is clear that the proposed facility, taken together with the linked re-development of the St. Patrick's School site will be of considerable educational benefit to the surrounding community. Furthermore the proposed recreational facility itself will be a valued community asset which will enhance the existing recreational provision within the area. Taken also the small level of objection received then it is assumed that the proposal is widely accepted by the local community. It is therefore recommended that outline planning permission is granted.
Application No: C/03/00563/FUL
Date Registered: 25th April 2003
Applicant: Mr Hugh Ainsley
The Sheiling
Brownburn Road
Airdrie
Lanarkshire
ML6 9QG
Agent: Adam & Co.
Chartered Surveyors
176 Hamilton Road
Motherwell
ML1 3DW
Development: Construction of 2-Storey Extensions to Sides and Rear of Dwellinghouse
Location: The Sheiling Brownburn Road Airdrie Lanarkshire ML6 9QG
Ward: 50: Calderbank Councillor Patrick Donnelly
Grid Reference: 277168. 664111.
File Reference: C/PL/AIB765/X/AP/LR
Site History: None
Development Plan: No
Consultations: None
Representations: 1 Representation Letter
Newspaper Advertisement: Not Required

Comments:

It is proposed to extend an existing bungalow to both sides, at the rear and also by creating an extra floor in the roofspace. The plans include 2 separate integral garages, a conservatory to the rear, two dormer windows to the front of the dwelling and a further dormer to the rear. The extension is proposed to be 1.5m from the boundary of the closest property (Glenesk) to the northeast. The site is well screened from Brownburn Road by mature hedging to the front of the house and from Glenesk to the northeast by a 1.5m fence and mature hedging/trees on the boundary. To the rear of the site the land falls away sharply towards Brown’s Burn. Materials to be roughcast and brick to match existing, with concrete roof tiles.

An objection has been received from the occupiers of Glenesk, which relates principally to Building
Planning Application No. C/03/00563/FUL
Construction of 2-Storey Extensions to Sides and Rear of Dwellinghouse

The Shelling, Brownsburn Road, Airdrie

* Representation
Control matters. Concern has been expressed that the two-storey element of the house could lead to subsidence and the de-stabilisation of Glenesk due to the history of this piece of land (built-up ground). In addition the increased size of the property, it is claimed could lead to overloading of the property’s septic tank leading to foul smells. The stability issue can be addressed at the Building Warrant stage and is not directly relevant to the assessment of this planning application. There is no reason to suggest that any increase in size of the property will lead to sewage problems, however this can also be assessed at the Building Warrant stage in consultation with SEPA.

Overall it is considered that the extensions, although large will not adversely affect the amenity of the neighbouring property (no direct overlooking should be possible). In design terms the proposal is also considered acceptable, as it will not detract from the streetscene. Sufficient garden space will remain around the property. Any trees/vegetation to be removed are not worthy of protection. The proposal complies in principle with the relevant Local Plan Policies and is thus recommended for approval.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission
   
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That the facing material to be used for the external walls shall match in colour and texture those of the existing adjoining building.
   
   **Reason:** To ensure a satisfactory appearance.

Background Papers:

Application form and plans received 25th April 2003

Memo from Transportation Section received 13th May 2003

Letter from Dr James E McIntyre, 'Glenesk', Brownsburn Road, Airdrie, ML6 9QG received 12th May 2003.

Any person wishing to inspect these documents should contact Alan Pepler at 01236 812374.
Planning permission C/02/00228/FUL was granted on 12 June 2002 for the erection of a house and garage at 17-19 Bridge Street, Longriggend. This application is for non-compliance with condition no. 8 of that consent that requires the provision of a 2m footpath along the frontage of the site. The site is zoned ECON 8 General Urban Area in the Monklands District Local Plan. New housing developments are required to meet the design guidance referred to in policy HG9. In this instance that means that suitable road and pedestrian access should be provided. At present there are no footpaths on either side of Bridge Street or over the bridge connecting to Main Street. There is a house being constructed opposite that will also provide a footpath along its frontage in line with guidance and to provide a safe refuge for pedestrians near to the bridge. The Transportation Section has objected to the provision of a grassed verge in place of the standard footpath. I therefore consider that the proposed development
Deletion of Condition No.8 of Planning Permission C/02/00228/FUL (Provision of Footway)

17-19 Bridge Street Longriggend Airdrie
Site Area 0.34HA
could affect traffic and pedestrian safety and is contrary to the terms of policy HG9 in the Monklands District Local Plan. I therefore recommend refusal as detailed below.

**Recommendation:**  
Refuse for the Following Reasons:

1. That the omission of the footway is contrary to the terms of policy HG9 Housing Policy for Existing Residential Areas in the Monklands District Local Plan 1991 in that it fails to meet the amenity standards to ensure safe pedestrian access at the site.

2. That the omission of the footway could result in an adverse impact on road and pedestrian safety.

**Background Papers:**

Application form and plans received 24th April 2003

Memo from Transportation Section received 10 June 2003

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.
This application relates to the proposed siting of a metal storage container (9.1m by 2.4m by 2.6m high) to the rear of a shop (mini-market). The container would be used for the storage of material related to the retail unit and would be accessible via a door to the rear of the shop. The applicant also intends to fence off the area of ground in his ownership to the rear of the shop. The container would be located approximately 1m from the boundary of the property to the north. The proposed site for the container is currently an overgrown area of grass which is bordered to the west by a large area of open/recreation ground and to the south by a 2m high fence around an electricity sub-station.

An objection has been received from the neighbouring property to north of the application site (No.15 Burnfoot Road). The reasons given relate the potential for youths to climb on top of the container thereby causing disturbance in terms of vandalism/abuse as well as overlooking. The applicant is prepared to put in place measures that would prevent anyone climbing on top of the container, i.e. barbed wire. The proposed container although facing onto a park would not be in a prominent position as it is partly screened by the boundary hedging and fencing of No.15 Burnfoot Road, to the north. It is considered that the container would not detract visually from the area, especially if fencing is
constructed on the site boundary. The potential impact on the residents of No.15 Burnfoot Road is considered to be minimal. It is by no means certain that attempts would be made to climb on top of the structure and as the applicant is prepared to take measures to prevent this from happening the potential for disturbance is very low. In planning terms the location of the proposed container is acceptable and the recommendation is for approval subject to conditions.

**Recommendation:**  **Grant Subject to the Following Conditions:**-

1. That the development hereby permitted shall be started within five years of the date of this permission  
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. Before development starts details of the exact location of the container, proposed security measures and fencing arrangements for the site shall be submitted to and agreed in writing by the Planning Authority. These measures, once agreed shall then be put in place within one month of the placement of the container at the site.  
   **Reason:** In the interests of visual amenity and to protect the amenity of the neighbouring residents.

3. That the building hereby permitted shall be removed and the land restored to its former condition as open ground on or before 18 June 2005.  
   **Reason:** To enable the Planning Authority to retain effective control, in order to protect amenity.

**Background Papers:**

Application form and plans received 24th April 2003

Letter from Mr J.R. Lafferty, 15 Burnfoot Road, Airdrie, ML6 0JR received 30th April 2003.

Any person wishing to inspect these documents should contact Alan Pepler at 01236 812374.
Application No: C/03/00591/OUT
Date Registered: 7th May 2003
Applicant: Mr & Mrs Shields
C/o 19 Nairn Crescent
Airdrie
ML6 9XD
Development: Demolition of Existing Dwellinghouse and Erection of Replacement Dwellinghouse
Location: Meadowside Cottage 424 Stirling Road Riggend Airdrie Lanarkshire ML6 7SS
Ward: 45: New Monklands West Councillor Sophia Coyle
Grid Reference: 276518 669856
File Reference: C/PL/AIS 728/DB/LR
Site History: No relevant history
Development Plan: The site is covered by Greenbelt policies contained in the Monklands District Local Plan 1991
Contrary to Development Plan: Yes
Consultations: S.E.P.A.(West) (Comment)
Scottish Water (Comments)
The Coal Authority (No Comments)
Representations: None Received
Newspaper Advertisement: Advertised on 14th May 2003

Comments:

The applicant wishes to demolish a traditional single storey cottage at Meadowside Cottage, Stirling Road, Riggend and erect a 1.5 storey dwellinghouse to accommodate the current owner (who is disabled and currently cannot live in the house) and her son's family. The site is zoned GB1 Restrict Development in the Greenbelt and L11/1 High Quality Landscape. Policy GB1 requires that any new dwellinghouse in the greenbelt should be in association with an agricultural or forestry use or in association with a development requiring a rural location. Following neighbour notification and advertisement in the Local Press no objections were received. The Transportation Section has indicated that it is not normally acceptable to permit direct access onto de-restricted A Class routes with no footways. However as the application is for replacement of an existing dwelling there is no objection subject to conditions.

In this instance the erection of a new house would not be supported by policy GB1. The need for a replacement house has not been sufficiently demonstrated as the existing property appears to be capable of habitation. Also being of a traditional appearance the building makes a positive contribution to the character of the area. There is also space within the curtilage of the house to provide for a modest extension that could possibly provide both additional accommodation and improved access arrangements. I therefore consider that the demolition of a habitable dwellinghouse and erection of a
Planning Application No C/03/00591/OUT
Demolition of Existing Dwellinghouse and Erection of Replacement Dwellinghouse

Meadowside Cottage, 424 Stirling Street Airdrie
Site Area 0.07HA
new one is contrary to the principles as set out on policy GB1 and therefore recommend that the application be refused.

Recommendation: Refuse for the Following Reasons:-

1. That the proposed dwellinghouse is contrary to policy GB1 Restrict Development in the Greenbelt as it is not required for someone employed in agriculture or forestry or in association with a use that requires a rural location.

2. The need for a replacement house has not been sufficiently demonstrated as the existing property is capable of habitation and there is space within the existing curtilage to provide for a modest extension that could provide both additional accommodation and improved access arrangements.

Background Papers:

Application form and plans received 29th April 2003
Memo from Transportation Section received 10 June 2003
Letter from S.E.P.A.(West) received 21st May 2003
Letter from Scottish Water received 22nd May 2003
Letter from The Coal Authority received 14th May 2003
Letter to Applicant dated 30 May 2003

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.
Application No: C/03/00616/FUL
Date Registered: 13th May 2003
Applicant: Crown Castle International
C/o Agent
Agent: Steppard Howes
The Fountain Business Centre
Ellis Street
Coatbridge
ML5 3AA
Development: Erection 3 No Antennas and 2 No Transmission Dishes on Existing Tower and Associated Cabinets.
Location: C T I Site Kirk O’ Shotts Television Transmitting Station Forrest Road Salsburgh Shotts Lanarkshire
Ward: 52: Salsburgh Councillor David Fagan
Grid Reference: 285917 663816
File Reference: CIPLISAF680
Site History: There has been several applications granted for additional equipment on the existing mast the most recent being for Erection of 2 No. 0.6M Diameter Dish Antennae and 1 No. 1.8M Diameter Dish Antennae, C/01/00488/FUL, granted on 11th June 2001.
Development Plan: The site is covered by Countryside Around Towns policies in the Monklands District Local Plan 1991.
Contrary to Development Plan: No
Consultations: The Radio Communications Agency (No Objection)
Representations: None Received
Newspaper Advertisement: Not Required
Comments:
This application relates to installation of 3 antennae and 2 dishes, in respect to the introduction of a new digital radio communications network designed to meet the needs of the Police and other safety organisations, on the existing 183m high tower at the Kirk O’Shotts Television Transmission Station, Forrest Road, Salsburgh. The application was submitted along with a certificate of ICNIRP compliance. The site is zoned GB2 Restrict Development in the Countryside Around Towns and LI1 Landscape Improvements in the Monklands District Local Plan 1991. Following normal notification procedure and consultation no objections were received. The upgrade of the existing equipment is in line with policy TEL1 Telecommunications Developments set out in the Local Plan and other national guidance. Since there will be little visual impact of the proposal and it is in line with the above I propose that the development be approved.
Planning Application No C/03/00616/FUL
Erection 3 No Antennas and 2 No Transmission Dishes on Existing Tower and Associated Cabinets

CTI Site Kirk O' Shotts Television Transmittting Station
Forrest Road Salsburgh

Not to Scale
Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. In event that the equipment hereby approved becomes redundant it shall be removed and the site reinstated to the satisfaction of the Planning Authority within one month of the equipment becoming redundant.

   **Reason:** To ensure restoration of the site to a satisfactory standard.

**Background Papers:**

Application form and plans received 25th April 2003

Letter from The Radio Communications Agency received 21st May 2003

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.
This application relates to a two storey house at 16 Alder Grove, Coatbridge. The proposed extensions would involve removing the integral garage and building 2 storey extensions on both side elevations. The existing house is a detached 3 bedroom property with approximately 78 sq.m. floorspace. The proposal would increase the building to approximately 160sq.m. floorspace while providing one additional bedroom and substantial increases in the floorspace of existing rooms. The site is zoned HG3/32 New Private Sector Housing Development in the Monklands District Local Plan 1991. The development is assessed in terms of Design Guidance for House Extensions included within the Local Plan. I have received one letter of objection from the adjoining neighbour details of which are included in the attached report. The Transportation Section has no objection to the proposal. Following discussion with the applicant the proposal was amended to provide a suitable access to the rear garden on the eastern boundary as required by the local plan policy. Although the increase in the size of the frontage is
Planning Application No C/03/00623/FUL
Erection of 2 No Two Storey Side Extension
16 Alder Grove Coatbridge
* Representation
I consider that the design is such that the character of the house is not drastically changed. The rear garden area is maintained to meet current guidelines. The site also has sufficient parking provision in terms of current guidelines and I therefore consider the proposal acceptable and recommend approval subject to the attached conditions.

**Recommendation:** Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission  
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That the facing materials to be used for the external walls and roof shall match in colour and texture those of the existing adjoining building.  
   **Reason:** To ensure continuity of development in the interest of visual amenity.

**Background Papers:**

Application form and plans received 6th May 2003 and 6 June 2003

Memo from Transportation section received 3 June 2003

Letter from Mr & Mrs Gregory, 17 Alder Grove, Victoria Park, Coatbridge, ML5 3PT received 16th May 2003.

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.
APPLICATION NO. C/03/00623/FUL

REPORT

1. Description of Site and Proposal

1.1 This application relates to a two 2 storey extensions to 16 Alder Grove, Coatbridge. The extension would involve removing the integral garage and building extensions on both side elevations. The existing house is a detached 3 bedroom with approximately 78 sq.m. floorspace. The proposal would increase the building to approximately 160sq.m. floorspace providing one additional bedroom and substantial increases in the floorspace of each existing room.

1.2 Planning consent was refused on 14 December 2001 for a 2 storey extension (C/01/00847/FUL). The proposal involved building above the integral garage and extending out some 4.5metres along the rear of the property. This was considered unacceptable due to overwhelming nature of the development and loss of rear garden space.

2. Development Plan

2.1 The site is zoned HG3/32 New Private Sector Housing Development in the Monklands District Local Plan 1991. The development is also assessed against the Design Guidance for House Extensions included within the Local Plan.

3. Consultations and Representations

3.1 The Transportation Section has no objection to the proposal although it is noted that the driveway can only accommodate 2 cars and not the 4 shown on the submitted drawing.

3.2 A letter of objection was received from 17 Alder Grove making reference to the following points:
   a) The proposal is over development as the footprint of the existing house will be doubled and would be totally out of scale with the surrounding properties.
   b) The removal of the garage will encourage on street parking and could affect the safety of children in the cul-de-sac.
   c) The overhang of the roof and foundations encroaches into the boundary reducing the space between the curtilage to less than 1 metre.

4. Planning Assessment and Conclusions

4.1 The Design Guidance for House Extensions in the Local Plan indicates that extensions should not be so large as to overwhelm or drastically change the character of the original house. They should also be set back from the boundary of the site to enable maintenance and access to the rear garden.

4.2 Following discussion with the applicant the proposal was amended to provide a suitable access to the rear garden on the eastern boundary. The result of these changes means that the extension on the west of the house would be on the boundary and the eastern side extension would be set back 90 centimetres. Although the increase in the size of the frontage is significant I consider that the design is such that the character of the house is not drastically changed. I therefore consider that the proposal is acceptable in terms of the Local Plan guidance.

4.3 The adjoining residents are concerned that the proposed extension will be over development of the site and the house would be totally out of scale with the surrounding properties. I accept that the extensions are substantial however they would result in the removal of 29sq.m. of garden
area and leave over 140 sq.m. of rear garden area. This is considered acceptable in terms of current open space guidelines. There are several house types within the immediate area including detached, semi-detached and terraced. The fact that the house will not be the same as these is not therefore a significant consideration.

4.4 The objections also refer to the loss of the garage as a parking space. The Transportation Section has no objections to the proposal as 2 parking spaces can be provided within the remaining front garden. Traffic safety, therefore, is not considered to be significantly affected.

4.5 Following the revised proposal the building will be set back from the boundary of the objectors' property leaving over 2 metres between buildings.

4.6 In conclusion therefore I consider that the revised proposal is acceptable in terms of the Design Guidance House Extensions contained in the Local Plan and meets the current parking requirements and subject to the proposed conditions should not significantly impact on the amenity of the area. I therefore recommend approval.
Application No: C/03/00632/AMD
Date Registered: 8th May 2003
Applicant: Mr Peter Ross
The Mint
16 Academy Street
Coatbridge
ML5 3AU
Agent: Lawrie Orr
Chartered Architect & Planning Supervisor
70 Drysdale Street
Alloa
FK10 1JA
Development: Alterations to Roof Design (Amendment to Planning Consent C/02/01710/FUL)
Location: 16 Academy Street Coatbridge Lanarkshire ML5 3AU
Ward: 34: Coatbridge Central Councillor Thomas Nolan
Grid Reference: 273196, 665196.
File Reference: C/PL/CTA120/DB/LR
Site History:
- Erection of Rear Extension and Change of Use of Upper Floor to Bar/Restaurant/Function Area granted 20 March 2003
- Repositioning/Erection of Side/Rear Ventilation Ducting C/01/00867/FUL granted 29th October 2001
- Erection of Conservatory C/98/01480/FUL granted 17th March 1999
Development Plan: This area is covered by retail policies contained in the Monklands District Local Plan 1991. The site is also within a Conservation Area.
Contrary to Development Plan: No
Consultations: Historic Scotland (No Objection)
Representations: None Received
Newspaper Advertisement: 21 May 2003
Comments:
This application is to amend the design of the roof and elevations to the rear extension proposed at The Mint 16 Academy Street, Coatbridge that was granted on 20 March 2003 (C/02/01710/FUL). The site is in the Blairhill and Dunbeth Conservation Area and zoned as COM4 Secondary (Retail) Core Areas in the Monklands District Local Plan 1991. There were no objections received following neighbour notification, advertisement in the local Press and normal consultation.
The proposed amendments are considered acceptable in design terms as they result in minor alteration to the position and design of roof lights and the simplification of the roof levels. It is also acceptable in terms of the local plan and should not significantly alter the amenity of this town centre location. I therefore recommend that proposal be accepted subject to the proposed conditions.

**Recommendation:** Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started not later than  
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That the development hereby permitted shall comply with all conditions attached to planning permission C/02/01710/FUL.
   **Reason:** To accord with the terms of planning permission 02/01710/FUL.

**Background Papers:**

Application form and plans received 8th May 2003

Letter from Historic Scotland received 20 May 2003

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.
Planning permission is being sought in retrospect for a raised timber decking structure erected to the rear of a two storey semi-detached dwellinghouse located at Braco Avenue, Chapelhall. The site is located within a relatively new residential area and overlooks residential property to the rear. These properties are situated in the lower lying Callendar Road area.

The timber decking extends to approximately 27 square metres with upper and lower decks with balustrade. The decking has been erected to provide a more usable amenity space as the rear garden has a significant slope to the rear boundary fence. The proposals also include the provision of 2 metre high row of leyandi trees with the aim of forming a hedgerow screen.

Two letters of objection were received from neighbours who considered that their privacy has been significantly reduced since the decking has been in place and this has reduced residential amenity. It was also considered that any further increase in height to the rear fence or the introduction of screen planting would result in overshadowing of their rear amenity spaces.

Following an assessment of the application it has been concluded that the decking has resulted in a loss of privacy and that any additional screening options to provide an effective screen would overshadow the rear garden areas. It is therefore recommended that planning permission be refused.
Planning Application No C/03/00702/FUL

Timber Decking to Rear of Dwellinghouse (In Retrospect)

12 Braco Avenue Chapelhall Airdrie

* Representations
Recommendation: Refuse for the Reason

That the decking, due to its elevated height above an existing screen fence has resulted in a significant loss of privacy to surrounding properties to the overall detriment of residential amenity at the locus. As such the proposal is considered to be contrary to the terms of local plan policy HG9 (Housing Policy for Existing Residential Areas).

Background Papers:

Application form and plans received 19th May 2003

Letter from Mr & Mrs Brown, 48 Callender Road, Chapelhall, Airdrie, ML6 8HA received 28th May 2003.
Letter from Mr & Mrs Gardner, 50 Callender Road, Chapelhall, Airdrie, ML6 8HA received 28th May 2003.

Any person wishing to inspect these documents should contact Colin Marshall at 01236 812376.
APPLICATION NO. C/03/00702/FUL

REPORT

1. Description of Site and Proposal

1.1 Planning permission is being sought in retrospect for a raised timber decking structure erected to the rear of a two storey semi-detached dwellinghouse located at Braco Avenue, Chapelhall. The site is located within a relatively new residential area and overlooks residential property to the rear. These properties are situated in the lower lying Callendar Road area.

1.2 The timber decking extends to approximately 27 square metres with upper and lower decks and balustrade feature. The decking has been erected to provide a more useable amenity space as the rear garden has a significant slope to the rear boundary fence. The proposals also include the provision of 2 metre high row of leylandii trees with the aim of forming a hedgerow screen.

2. Development Plan

2.1 Under the terms of the Adopted Monklands District Local Plan 1991 the application site is located within an area covered by policy HG4 (Strategic Housing Site). The terms of policy HG9 (Housing Policy for Existing Residential Areas) would also be relevant.

3. Consultations and Representations

3.1 There were no consultees involved in the consideration of this application.

3.2 Two letters of representation were received in regard to the retrospective proposal. The material terms of objection can be fairly summarised as follows.

- The decking is at such a height and only 2 metres from the rear fence (the rear garden area of the application property sits about 4.5 metres above the objectors garden area) that anyone sitting or standing at the balustrade is clearly visible and audible to surrounding residents as the existing boundary fence does not offer an effective screen.
- The decking is in direct line with first floor bedroom windows and shower room windows and privacy is severely affected to such an extent that blinds are constantly in use to maintain an element of privacy.
- The living room and kitchen windows to the ground floor of adjacent properties are also overlooked to the detriment of privacy and residential amenity.
- The decking cuts out light to the neighbouring houses and garden areas due to its height.
- The tree planting does not provide sufficient screening.
- The decking is clearly visible above the existing 1.8 metres high boundary fence that sits on top of a 4.5 metres high wall.
- Residents consider their rear garden areas are significantly overlooked and that their privacy has been lost.
- The introduction of trees will result in a further loss of natural daylight to the rear garden and to the rear of the house.
- It has been suggested that the decking should be lowered to a height where it is not visible above the rear boundary fence.
4. Planning Assessment and Conclusions

4.1 It should firstly be noted that the residential properties located at Braco Avenue, (including the application property) sit approximately 5.5 metres higher than the houses located in Callander Road. As such these properties already overlook the properties in Callander Road to a certain degree but are set back an acceptable distance from each other. The common boundary between the rear gardens consists of a 4.5 metre high retaining wall and 1.8 metre high timber screen fence. The assessment would need to acknowledge the current configuration of the site and determine if the existing levels of amenity have been compromised.

4.2 It is clear from the submitted plans and photographs and as noted on site that the decking does overlook neighbouring properties in Callander Road. The decking is situated only 2 metres back from the rear boundary fence and it is possible for anyone standing on the decking or leaning on the balustrade to overlook most of the garden areas of the properties to the rear. The decking flooring is at the same height as the upper rear bedroom windows cills of the adjacent properties and it is possible to look directly into bedroom windows that are effectively only 11 metres away. In normal circumstances (where garden areas are level) privacy levels are maintained by the provision of an effective screen fence. In this instance the existing 1.8 metre high screen fence is inadequate due to the raised position of the decking. It is estimated that the rear fence would need to be increased to a height of 3 metres to provide an effective screen. However this would not be considered acceptable as it would increase the height of the combined wall/fence at the Callander Road from 6.3 metres to approximately 7.5 metres in height. The higher fence would be discordant with the other parts of the fence and may not protect other properties to the north and south of the site. The fence may also restrict daylight to the adjacent properties and garden areas. The provision of tree planting to this height may also restrict daylight.

4.3 As noted above the houses in Braco Avenue sit at a higher level than the houses in Callander Road and there is already a degree of overlooking but this is not considered unacceptable with the properties situated an acceptable distance apart and separated by a 1.8 metre high boundary fence. However the decking area provided to the rear of the application site causes significant harm to existing levels of privacy and this affects the residential amenity at the locus. The provision of a higher screen would not be considered acceptable as this would have an incongruous appearance, may not prove effective to all and may cause a loss of daylight to rear garden areas. The concerns raised by the objectors have been acknowledged and it is considered they can be sustained. Having considered the above factors it is concluded that the proposal is unacceptable. As such it is recommended that planning permission be refused.
Planning consent is sought retrospectively for the formation of an additional access to Gopal Motors at 350 New Edinburgh Road, Bellshill which operates as a car showroom and petrol filling station. The application site previously had two accesses, both of which afforded traffic to enter and exit from these areas. The proposal constitutes a further access with dual access ability for vehicles and it is considered that this could cause confusion to customers of the garage in respect of priorities and rights of way and could present a traffic hazard on the adjacent New Edinburgh Road which is a busy district distributor road.

Several attempts have been made with the applicant to reach a compromise which serves his aspirations to segregate domestic and commercial traffic but which also takes cognisance of the traffic hazard which the third access creates. Such a compromise affords the applicant two options and should involve the retention of two accesses in total which should have minimum junction spacing of 40 metres between centre lines to afford comfortable manoeuvring for larger vehicles. The third access which was created illegally fails to meet this standard at 37 metre centrelines and the applicant was requested to close this off and reinstate the footway. Despite several requests, the applicant has retained this third access for almost one year and refuses to reach any compromise with
the Department on the provision of only two accesses in total. The Department has exhausted all opportunities to reach an acceptable solution and therefore has no alternative but to recommend refusal of this application. It should be noted that if Committee refuse this application then consideration will be given to initiating enforcement action to this access.

Recommendation: Refuse for the Following Reasons:

1. That the proposal is contrary to Policy TR13 "Assessing the Transport Implications of Development of the Southern Area Local Plan Finalised Draft (Modified 2001) as it will have a detrimental effect upon traffic circulation and road safety on New Edinburgh Road caused by confusion to drivers in respect of priorities and rights of way.

Background Papers:

Uddingston – Tannochside Town Map
Southern Area Local Plan Finalised Draft (Modified June 2001)
Application form and plans received 29th July 2002

Supporting letter from applicant received 29th July 2002
Memo from NLC Transportation Section received 16th September 2002
Letter to applicant from NLC Traffic Network Section dated 2nd October 2002

Any person wishing to inspect these documents should contact Joanne Delaney at 01698 302137.
1. **Description of Site and Proposal**

1.1 The application site is Gopal Motors Ltd at 350 New Edinburgh Road, Bellshill which operates as a petrol filling station and car showroom. The site is adjoined by residential properties to the north and east, and by Green Belt to the south and west.

1.2 The proposal entails the provision of a third access to the premises with junction spacing of 37 metres between centre lines which was created illegally in the summer of last year and therefore the applicant is seeking retrospective planning consent. The site previously had two accesses both of which allowed traffic to enter and exit the premises. The third access also affords dual access and egress ability for vehicles. The applicant originally intended to close one of the accesses by the installation of bollards but subsequently sought to retain this access for future use by commercial vehicles. The applicant has confirmed his future aspirations to relocate his commercial operations to the rear of the building and also a portion of the petrol pumps to be used by commercial vehicles. Through this he aspires to segregate the domestic and commercial traffic by retaining the most easterly access as an entrance only and then using the other two accesses as exits only. Commercial traffic would be filtered to the rear of the building and would exit on the most westerly access, whilst domestic traffic would be filtered through the forecourt at the front of the building and would exit via the illegal access located at approximately the middle of the site. No works would be carried out to the accesses to reduce their width to single carriageways to restrict access and egress abilities, but the applicant would install signage to inform the customers of the relevant priorities.

2. **Development Plan**

The applicant raises no strategic issues and can therefore be assessed in terms of the local plan policies. The adopted Uddingston - Tannochside Town Map zones the site as Areas Primarily for Industrial Use. The emerging Southern Area Local Plan Finalised Draft (Modified 2001) zones the site partly as Other Commercial Uses and Green Belt. The proposal which forms this planning application falls within the area zoned as Other Commercial Uses. The emerging local plan provides contemporary guidance on development and policy. TR13 ‘Assessing the Transport Implications of Development’ is most relevant to this proposal. The policy lists the criteria which should be taken into account in assessing transport implications and includes such considerations as provisions made for access, parking and manoeuvring, and impacts on road traffic circulation and road safety.

3. **Consultations and Representations**

3.1 NLC Transportation Section objected to the proposal on the grounds that the adjacent New Edinburgh Road was a District Distributor and as such any access should have minimum junction spacing of 150 metres. They considered that the proposal was sub-standard and would lead drivers becoming confused in respect of priorities and rights of way. They also considered that only two accesses in total should be permitted to safeguard pedestrian and road safety.

3.2 No objections were received from notified neighbours.

4. **Planning Assessment and Conclusions**

4.1 With regard to the Development Plans, the proposal must be assessed against the criteria set out in policy TR13 with specific regard to vehicle access and, manoeuvring, and road traffic circulation and road safety. Taking vehicle access first, the proposal constitutes a third access to the premises with junction spacing of 37 metres between centrelines. Taking cognisance of junction spacings evident at other filling stations and the comments of NLC Transportation
Section it was considered that minimum junction spacing of 40 metres between centre lines would represent an acceptable solution to allow larger vehicles to manoeuvre comfortably. It is noted that the applicant intends exclusive use of this access by domestic vehicles and for exit purposes only, however, there are no physical restrictions, by way of a reduction in the width of this access nor both other accesses to limit traffic direction or vehicle size. Furthermore, the provision of directional signs indicating priorities would prove difficult to enforce and thus does not constitute an acceptable solution. In turn, it is considered that the provision of this third access would indeed lead drivers to become confused over priorities and rights of way all to the detriment of road traffic circulation and safety on the adjacent busy New Edinburgh Road.

4.2 These concerns were noted in letter form and forwarded to the applicant. The applicant was informed that only two accesses would be permitted and a compromise may be reached by two means. Given his aspirations to segregate domestic and commercial traffic, the best solution would be to retain the most westerly access which would accommodate this segregation, but to close off the illegal third access. Alternatively, he would require to close the most westerly access and the sub-standard illegal access and form a new access with minimum junction spacing of 40 metres between centre lines.

4.3 In either case, the applicant was informed that the illegal access must be closed off and re-instated as a footway. Two further letters were sent before the applicant made contact with the case officer to discuss alternatives. A meeting was held with the case officer and a representative from the Traffic Network Section which concluded that the applicant would forward further details of his means of compromise which would be given due consideration. No such details have been forwarded despite a further letter being sent requesting the additional information. Having exhausted all means for a compromise spanning six months, there was no alternative but to report to Committee on the basis of the current proposal. For the reasons noted in paragraph 4.1 above, I recommend that planning permission be refused.
This application seeks consent for the construction of 56 detached, semi-detached and terraced dwellings and 3 blocks of flats comprising of 32 flats on land to the east and north of North Orchard Street Motherwell. The site currently forms part of the Motherwell Bridge Engineering works and is bounded to the east by the mainline railway, to the south by Ladywell Road, to the west by an established residential area and to the north by Motherwell Bridge engineering works. The site is...
PLANNING APPLICATION No. S/02/01588/FUL
ERECTION OF 88 DWELLINGS
LAND AT MOTHERWELL BRIDGE, LOGANS ROAD, MOTHERWELL
* Location of Representations Site Area= 4.09ha
zoned within an established Industrial area in the Southern Area Local Plan Finalised Draft (Modified 2001). The proposed access is from Kirkland Street, an existing residential cul-de-sac. Six letters of representation including a 36 signature petition have been received from residents in Kirkland Street and North Orchard Street objecting to this on grounds of road safety and residential amenity. The objectors have also requested a Committee Site Visit and Hearing.

However, it is considered that the proposed access is acceptable. Furthermore, it is considered that the proposed housing can be acceptably accommodated and integrated within the surrounding context of the site.

This application is therefore recommended for approval subject to the application of the appropriate conditions.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

   Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   Reason: To ensure that all fences and walls within the site are adequately sited and designed in the interests of residential amenity.

3. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   Reason: To ensure that all external finishing materials are appropriate in the interests of residential amenity.

4. That the colour scheme relating to the roof finishes of all dwellings on site shall be carried out in accordance with the approved plan.

   Reason: To ensure that there is an acceptable mixture of roof finishes in the interests of residential amenity.

5. That before the development hereby permitted starts, a scheme of landscaping including details of the proposed play areas on the approved plans, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:-
   (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
   (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted.

   Reason: To ensure that all landscaping works related to the proposed play areas are acceptable in the interests of residential amenity.
6. That within one year of the occupation of the 5th last dwellinghouse within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

**Reason:** To ensure that landscaping works as approved under condition 5 above are implemented before the completion of construction work on site in the interests of residential amenity.

7. That before the development hereby permitted starts, a scheme, for the provision of the equipped play areas within the application site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and this shall include:-(a) details of the type and location of play equipment, seating and litter bins to be situated within the play areas;
(b) details of the surface treatment of the play areas, including the location and type of safety surface to be installed;
(c) details of the fences to be erected around the play areas.

**Reason:** To ensure that the proposed play areas are of an appropriate standard in the interests of residential amenity.

8. That before occupation of the 5th last dwellinghouse within the development hereby permitted, all the works required for the provision of equipped play areas and, included in the scheme approved under the terms of condition 7 above, shall be completed.

**Reason:** To ensure the provision of adequate play facilities within the site in the interests of residential amenity.

9. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, and it shall include proposals for the continuing care, maintenance and protection of play areas and associated landscaping and tree planting.

**Reason:** To ensure that the play areas and associated landscaping are appropriately maintained in the interests of residential amenity.

10. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 9 above shall be in operation.

**Reason:** To ensure that the play areas and associated landscaping are appropriately maintained in the interests of residential amenity.

11. That the integral garages hereby permitted shall not be altered for use as a habitable room without the prior written consent of the Planning Authority.

**Reason:** To ensure that each house plot can acceptably accommodate two vehicles in the interests of residential amenity and road safety.
12. That before the development hereby permitted is completed, all parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

Reason: To ensure the provision of adequate parking facilities within the site in the interests of residential amenity and road safety.

13. That before the development hereby permitted is completed, the means of vehicular and pedestrian access shall be constructed in accordance with the approved plans.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings in the interests of residential amenity and road safety.

14. That no dwellinghouse hereby permitted shall be occupied until the road and footways adjacent to it have been constructed to basecourse standard and the road and footway shall be maintained thereafter to the satisfaction of the Planning Authority during the construction phase.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access facilities.

15. That before the last of the dwellinghouses hereby permitted is occupied, all roads and footways shall be completed to final wearing course.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access facilities.

16. That no work on any dwellinghouse hereby permitted shall be commenced until a 1.8 metre high fence, details of which shall have been previously submitted to and approved by the Planning Authority, has been erected along the boundary of the site and the railway line.

Reason: To ensure that there is an adequate barrier between the site and the railway line in the interests of public safety.

17. That before construction work commences on any of the dwellings hereby permitted the applicant shall confirm in writing and to the satisfaction of the Planning Authority that all the recommendations contained in the Railway Noise and Vibration Report prepared by Casella Stanger, dated 20 February 2003 and the Ground Investigation Report prepared by Johnson Poole and Bloomer, dated August 2002, have been carried out.

Reason: To ensure that any noise or vibration from the adjacent railway is within acceptable limits in the interests of residential amenity.

18. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 no rear extension to plot 25, hereby permitted shall take place without the prior written consent of the Planning Authority.

Reason: To enable the Planning Authority to consider these aspects in detail in order to protect the integrity of a sewer wayleave which runs across the rear garden of this plot.

19. That a visibility splay of 4.5 metres by 35 metres shall be maintained at the T-Junction of Kirkland Street and the site access.
Reason: In the interests of vehicular and pedestrian safety.

20. That prior to the commencement of the construction of dwellings on plots along the southwestern boundary of the site as identified by the RED hatching on the approved layout drawing, the retaining works as illustrated on the approved drawings shall be carried out to the satisfaction of the Planning Authority.
Reason: In the interests of public safety and residential amenity.

21. That all site and construction traffic shall be via Ladywell Road only and from no other point of access.
Reason: In the interests of residential amenity and road safety.

22. That the existing vegetation along the southwestern boundary as indicated by the GREEN hatching on the approved layout drawing shall be retained.
Reason: In the interests of residential amenity.

23. That prior to the commencement of works on site, details of the design and location of a new lineside access gate for the benefit of Railtrack shall be submitted to and approved in writing by the Planning Authority, and that the said gate shall be provided prior to the removal of the existing access arrangements to the railway.
Reason: In order for the Planning Authority to consider these details in the interests of public safety and residential amenity.

Background Papers:

Application form and plans received 25th November 2002
Letters from Ark Architects dated 17.12.03, 23.12.02, 28.03.03 and 22.04.03.
Railway Noise and Vibration Report prepared by Casella Stanger dated 20th February 2003
Grand Investigation Report prepared by Johnson Poole and Bloomer dated August 2002
Memo from NLC Protective Services received 22nd May 2003
Memo from NLC Community Services received 23rd January 2003
Letter from S.E.P.A.(West) received 19th December 2002
Letter from Scottish Water received 28th January 2003
Letter from British Gas Transco received 16th December 2002
Letter from The Coal Authority received 19th December 2002
Letter from Strathclyde Police received 10th January 2003
Letter from Railtrack Scotland received 25th March 2003
Letter from Mr And Mrs D And R Valaydon,"Les Rosiers", 7 Kirkland Street, Motherwell, ML1 3JW received 9th December 2002.
Letter from J J Henderson,2 Kirkland Street, Motherwell, ML1 3JW received 9th December 2002.
Letter from George Murphy,5 Kirkland Street, Motherwell, ML1 3JW received 9th December 2002.
Letter from The Occupier,52 Kirkland Street, Motherwell, ML1 3JW received 9th December 2002.
Letter from Kenneth McFarlane,9 Kirkland Street, Motherwell, ML1 1JE received 9th December 2002.
Letter from Owner/Occupier,6 Kirkland Street, Motherwell, ML1 3JW received 9th December 2002.

Any person wishing to inspect these documents should contact Paul Williams at 01698 302091.
APPLICATION NO. S/02/01588/FUL

REPORT

1. **Description of Site and Proposal**

   1.1 This application seeks consent for the construction of 40 semi-detached, 12 detached and 4 terraced dwellings as well as three blocks of flats totalling 32 flats on land at Motherwell Bridge. Proposed access to the site is from Kirkland Street, an existing residential cul-de-sac containing 23 dwellings.

   1.2 The site covers an area of approximately 4.1 Hectares and forms part of the Motherwell Bridge Engineering Works. The majority of the site has been cleared and Motherwell Bridge intend to rationalise their existing site by selling off this land. The site is bounded to the north by the main buildings and headquarters for Motherwell Bridge Engineering, to the south by Ladywell Road, to the east by the main Glasgow to London railway line and to the west by an existing residential area. A small collection of light industrial workshops also abut the site on the southwestern boundary. The site is relatively flat and level with the railway line, Ladywell Road, Kirkland Street and James Street but is elevated from existing dwellings in Kilnwell Quadrant and Scotia Street.

   1.3 The applicant proposes to construct two blocks of 2 storey flats on either side of the access road at the end of Kirkland Street, each block would contain 8 flats. The applicant also intends to erect a third block with 3-storeys containing 12 flats at the southern end of the site adjacent to Ladywell Road. Two areas of open space incorporating play areas are also proposed within the site.

2. **Development Plan**

   2.1 The site is zoned within an area primarily for Industrial Use in the Burgh of Motherwell and Wishaw Development Plan 1953. The site is zoned as an Established Industrial Site, Policy IND8 in the emerging Southern Area Local Plan Finalised Draft (Modified 2001). The application has therefore been advertised in the Motherwell Times of 5.12.02 as being potentially contrary to the Development Plan.

   2.2 Other relevant policies within the emerging Local Plan include Policy HSG1, which seeks to direct new residential development to brownfield sites within built up areas in preference to the release of land in greenfield locations, and in so doing to encourage urban renewal and regeneration. Policy HSG3 also seeks to bring forward and facilitate the development of brownfield sites for housing development. The plan also contains a policy, HSG 10, which sets out criteria to be used in the assessment of applications for housing development.

   2.3 The proposal generally accords with the Glasgow and the Clyde Valley Joint Structure Plan and has no Greenbelt or Strategic Implications. As a brownfield site, the proposal is not a departure from the Structure Plan.

3. **Consultations and Representations**

   3.1 No objections have been received from Scottish Water, Strathclyde Police and Transco, while the Coal Authority has provided standard comments indicating that the site is not significantly affected by mine workings.

   3.2 SEPA has expressed no objections to the proposal, but has requested Sustainable Urban Drainage if the surface water from the site is not to go to the public sewer. In this regard, the
applicant has confirmed in writing the intention that the surface water from the site will go to the public sewer.

3.3 Railtrack initially lodged an objection to the proposal as it would block off a right of access to the railway line from Ladywell Road. Railtrack have subsequently conditionally withdrawn this objection provided that an alternative right of access from Kirkland Street is provided including a new lineside gate within the site, and all legal and surveying costs paid relating to the variation in the servitude right of access.

3.4 My Transportation Section have expressed no objections to the proposal subject to negotiated design changes which are reflected in amended drawings. Additionally, both the Council's Landscape Services Manager and Conservation and Greening Manager have recommended that existing vegetation on the embankments on the south western boundary of the site be retained.

3.5 Six letters of objection, one containing a 36 signature petition, have been received from residents in Kirkland Street and North Orchard Street. The main point of objection is that the proposed access to the site via Kirkland Street is unacceptable and the increase in traffic volume would have implications for road safety given the number of young and old people in the vicinity of Kirkland Street. The objectors also argue that access should be taken from Logans Road and/or Ladywell Road to dilute the flow of traffic from the site. Other points of objection can be summarised as follows:-

i) That the height of proposed flats on Kirkland Street is inappropriate given that the majority of the properties on Kirkland Street are 1- 1½ storey in height.

ii) The sight lines on the junction of Kirkland Street and North Orchard Street are restricted.

iii) The application site is contaminated land.

iv) The proposed flats on Kirkland Street do not comply with the building line.

Additionally, the objectors have requested that a Traffic Assessment be carried out and have requested a committee site visit and hearing.

4. Planning Assessment and Conclusions

4.1 The first key issue in the consideration of this application is the relevant Local Plan zoning and related policies. In this regard, the proposal is potentially contrary to both the adopted and emerging local plans as it is zoned for industrial purposes in both. However, the vast majority of the site is now vacant as Motherwell Bridge Engineering rationalise and contract their scale of operation. The emerging Local Plan seeks to direct new residential development to brownfield sites, and as such this proposal accords with those policies. The criteria contained in Policy HSG 10 have been considered, and the following paragraphs discuss detailed aspects of the assessment. In terms of the Structure Plan, the development of an urban brownfield site accords with the strategy.

4.2 The suitability of the site in land use terms must be determined by the site and its context surrounding uses and compatibility with residential development. In this regard, the majority of the site is bounded by an existing residential area to the west and the railway line to the east. The remaining Motherwell Bridge buildings lie approximately 40 metres to the north of the northern boundary of the site. It is therefore considered that, provided the development can be acceptably screened from the industrial use to the north and the railway to the east, the proposed residential use would be acceptable in principle.

4.3 The applicant has submitted sections through the site showing the relationship between the proposed houses along the northern boundary of the site (plots 41-59) and the Motherwell
Bridge Buildings. These sections show an indicative 6 metre wide landscape mounding and buffer with semi-mature tree planting beyond the rear boundary of the plots in question. These drawings demonstrate that the housing can be appropriately screened subject to acceptable landscaping which can be conditioned as part of any planning consent.

4.4 In terms of the sites relationship with the railway, a Railway Noise and Vibration report prepared by Casella Stanger has been submitted by the applicant. This report concludes that any resultant noise and vibration caused by railway traffic is well within recognised acceptable limits.

4.5 It is therefore considered that the principle of residential development on this site is acceptable subject to the appropriate landscape buffer to the north and boundary treatment and visual safety screening of the railway to the east.

4.6 As the site has been in industrial use for over a century, a ground investigation report has been submitted by the applicant. The report raises no major issues, although highlights the existence of hydrocarbon hotspots within the site and advises on recommended remediation measures. Additional information has also been submitted by the applicant in terms of ground stability particularly relating to the embankment on the southwestern boundary of the site, where ‘Gabion basket’ retention and planting is proposed.

4.7 In terms of the proposed access, which was the main ground of objection, it is considered that Kirkland Street, which is an adopted road, is of an acceptable width and standard to accommodate the additional development traffic, and the junction of the new site road with Kirkland Street has traffic calming measures as part of the design. The Transportation Section has also advised that the junction of Kirkland Street and North Orchard Street should not experience any serious capacity problems with the increase in traffic. In terms of alternative access points, the only possible alternative access point would be from Ladywell Road. However, this would require the construction of a 36 metre diameter roundabout in place of the junction of Ladywell Road, High Road and Farm Street. It would appear that this is impossible as not enough ground exists or it is outwith the control of the applicant. Land would be required from the health centre car park and also possibly the loss of part of the new flatted developments on Ladywell Road would be required. It is therefore considered that the proposed access to the site is acceptable and presents no road safety issues and as such, this ground of objection is not considered to be substantiated.

4.8 In terms of the other points of objection, it is considered that the junction of Kirkland Street and North Orchard Road are acceptable and that the proposed flats are acceptable in terms of building line and height. In terms of contaminated land, it is considered that the remediation measures contained in the report prepared satisfactorily address the issue of contaminated land.

4.9 In conclusion, for the reasons set out above, it is considered that this application is acceptable. I therefore recommend that this application be approved subject to the imposition of the appropriate conditions.
Application No: S/02/01631/FUL
Date Registered: 13th December 2002
Applicant: Homepark Ltd
Unit 6
Netherton Industrial Estate
Wishaw
Agent: J Kerr McDougall
Unit 27
Carfin Industrial Estate
Motherwell
ML1 4UL
Development: Residential Development of 17 No. Four-Bedroomed Detached Dwellings With Access Road and Parking
Location: Land At 89 Bonkle Road Newmains Wishaw Lanarkshire
Ward: 16: Newmains Councillor David McKendrick
Grid Reference: 282579 656274
File Reference: PL/B/3/60
Site History: M/2/91 Opencast coal mine approved 3 April 1992 with conditions requiring restoration to be fit for residential and amenity use.
494/94 Erection of 52 2 and 3 bedroom flats in 5 blocks each 3 or 4 storeys, approved 1 February 1995.
Development Plan: The site is an allocated Housing Site 2.333 in the Southern Area Local Plan (Modified 2001), for up to 50 units. Policies HSG1, HSG2 and HSG10 are relevant. In the Central Industrial Area Part Development Plan 1964, part of the site is zoned for Urban Uses and part is for Railway Purposes.
Contrary to Development Plan: No
Consultations:
West Of Scotland Archaeology Service (No objection)
S.E.P.A.(West) (Comments)
Scottish Water (Comments)
British Gas Transco (No objection)
Scottish Power (No response)
The Coal Authority (Comments)
Representations: None Received
Newspaper Advertisement: Not Required
Comments:
The application site of 0.9 hectares lies on the north side of Bonkle Road, some 250 metres from
Newmains Cross. Formerly subject to opencasting, the front of the site is now in use as a scrapyard with rough grass to the rear and some trees and shrubs/hedges along the southeastern and northeastern boundaries. This is an allocated housing site in the Southern Area Local Plan and no strategic issues are raised by the application.

Consent is sought for the erection of 17 detached 4 bedroomed houses, a new access road and parking. Following the receipt of amended plans, I am now able to recommend approval of this application, subject to the conditions set out below.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

   Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, a report describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to the Planning Authority and the works required in order to remove or render harmless these contaminants, having regard to the proposed use of the site, shall be agreed in writing with the Planning Authority, and development shall not be commenced until these works have been completed.

   Reason: To ensure the site is free of contamination.

3. That, notwithstanding the provisions 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 Adviser 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.

   Reason: To ensure the mineral stability of the proposed site in the interests of prospective occupiers.

4. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required. The drawing showing a front boundary wall/fence detail received on 30th May 2003 is specifically not approved.

   Reason: To safeguard the residential amenity of the area.

5. That before any of the dwellinghouses hereby permitted, situated on a site upon which a fence or wall is to be erected, are occupied, the fence, or wall, as approved under the terms of condition 4 above, shall be erected.

   Reason: To safeguard the residential amenity of the area.

6. That before the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.
Reason: To enable the Planning Authority to retain effective control, in order to safeguard the visual amenity of the area.

7. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:-
   (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
   (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
   (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development

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

8. That within one year of the occupation of the last two dwellinghouses within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 7 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

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

9. That no trees, hedgerows or shrubs along the northeastern boundaries of the application site shall be lopped, topped, felled, or otherwise affected, without the approval in writing of the Planning Authority.

Reason: To safeguard the residential amenity of the area.

10. That before the last dwellinghouse within the development hereby permitted is occupied, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

Reason: To ensure the provision of adequate parking facilities within the site.

11. That a visibility splay of 4.5 metres by 90 metres, measured from the road channel, shall be provided on both sides of the vehicular access and before the development hereby permitted is commenced, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas within the application site and, thereafter, nothing exceeding 1.05 metres in height above road channel level shall be planted, placed, erected, or allowed to grow, within these areas.

Reason: In the interests of traffic and pedestrian safety.

12. That before the first dwelling house within the development hereby permitted is occupied, the existing vehicular access(es) to the application site shall be closed off and the ground, within the area formerly occupied by the access(es), shall, thereafter, be reinstated as a footway.
Reason: In the interests of pedestrian safety.

13. That no dwellinghouse shall be occupied until the access roads and footways leading thereto from the existing public road have been constructed to base course level.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

14. That before the last of the dwellinghouses hereby permitted is occupied, all roads and footways shall be completed to final wearing course.

Reason: To enable vehicles to enter and leave the site in forward gear at all times.

Background Papers:

Application form and plans received 15th November 2002

Memo from NLC Transportation Section received 15th January 2003
Memo from NLC Community Services received 23rd January 2003
Letter from West Of Scotland Archaeology Service received 13th January 2003
Letter from S.E.P.A.(West) received 8th January 2003
Letter from Scottish Water received 13th January 2003
Letter from British Gas Transco received 30th December 2003
Letter from The Coal Authority received 31st December 2003
Memo from NLC Protective Services received 7th February 2003

Any person wishing to inspect these documents should contact Richard Cartwright at 01698 302128.
APPLICATION NO. S/02/01631/FUL

REPORT

1. Description of Site and Proposal

1.1 The application site of 0.9 hectares lies on the north side of Bonkle Road, some 250 metres to the northeast of Newmains Cross. It is currently occupied by a scrapyard, with rough grass to the rear and some trees and shrubs/hedges along its northeastern boundaries. The site is predominantly surrounded by housing, with an open grassed bing to the west side.

1.2 The application seeks to erect 17 four-bedroomed detached dwellings, to be served by a new single access a little to the west of the present scrapyard access. New landscaping would be provided, also visitor parking and traffic calming within the scheme to my Transportation Section’s requirements.

2. Development Plan

2.1 The site is allocated for housing in the Southern Area Local Plan Finalised Draft (Modified 2001), for up to 50 units, in recognition of a consent for flat development granted in 1995 (see site History above). Policies HSG 1, HSG 2 and HSG 10 are relevant.

2.2 In the adopted Central Industrial Area Part Development Plan 1964, the site is part zoned for urban uses and part as for railway purposes.

3. Consultations and Representations

3.1 Both SEPA and NLC Protective Services have highlighted the need for a contamination assessment prior to the development of this site. Protective Services also seek restricted working hours for construction, which can be addressed by a note to the applicant.

3.2 The Coal Authority confirm that the site lies within a former open cast site and in the zone of influence of past workings, warranting both a condition and a note to the applicant.

3.3 Scottish Water state that their agreement on both water supply and drainage matters would be required, which can be addressed by a note to the applicant.

3.4 Transco and the West of Scotland Archaeology Service raise no objection to the application and Scottish Power have not responded to their consultation.

3.5 NLC Transportation Section recommend refusal of the application, commenting that the recommended junction spacing of 100 metres along Bonkle Road is not achievable and that some of the land within the recommended visibility splay of 4.5 metres x 90 metres lies outwith the applicants control. They also comment on deficiencies in the internal layout and visitor parking, but these issues have been largely addressed by amended plans.

3.6 NLC Community Services seek the retention of the trees and shrubs/hedgerows present along the northeastern boundaries of the site.

4. Planning Assessment and Conclusions

4.1 The redevelopment of this site for housing is acceptable in principle and accords with Policies HSG1 and HSG2 of the Southern Area Local Plan. Policy HSG1 encourages private housing on brownfield sites to encourage urban renewal. Policy HSG2 promotes the release of allocated housing sites, and this site is allocated for up to 50 units, in recognition of the previous consent
granted for 52 3 and 4 storey flats. This housing allocation and the previous approval for more units (served by a single, central access with similar visibility) are sufficient to override the concerns of my Transportation Section. The required visibility splay of 4.5 metres x 90 metres is achievable with the loss of three trees close to the Bonkle Road frontage, which would be compensated by new planting in the site. Although a strip of the front gardens of three properties to the east is within the sightline, there are no significant obstructions in practice and any new wall or fence over 1 metre in height would be subject to planning control. These properties also have vehicular access within the sightlines, so I consider they would be unlikely to plant any trees or shrubs which would obstruct visibility.

4.2 It now falls to assess this application against the detailed criteria of Southern Area Local Plan Policy HSG10 and against Council Standards. Subject to mineral and site contamination investigation, and detailed control over materials, boundary, landscaping and access issues by condition, I am satisfied that the relevant criteria are met. The Council's parking standards are also met and the open space standards substantially satisfied, following the submission of amended plans. Two plots to the northeast side have slight shortfalls in rear garden lengths, but there are substantial gardens beyond.

4.3 There have been no objections to this application and all other comments arising from consultation replies can be addressed by condition or a note to the applicant, as discussed above. In conclusion, I welcome the proposed housing redevelopment of this brownfield site, and recommend its approval, subject to conditions.
Comments:

The applicants seek outline planning permission for residential development at an 0.8 hectare industrial site on the south side of School Road, Newmains. Three letters of representation have been received on behalf of notified neighbours and these are detailed in the attached report together with my representations on them. No objections have been received from any of the statutory consultees. The proposed development, while not in accordance with the zoning on the emerging Local Plan does accord with the overall regeneration policies for the area and for this reason I recommend that permission be granted.

Recommendation: Grant Subject to the Following Conditions:-

1. 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 details of, and timetable for, the hard and soft landscaping of the site;
(e) details for management and maintenance of the areas identified in (d) above;
(f) the design and location of all boundary walls and fences;
(g) the provision of drainage works;
(h) the disposal of sewage;

**Reason:** To enable the Planning Authority to consider these aspects in detail.

2. 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.

**Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

3. That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition (1) above, shall be made to the Planning Authority.

**Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

4. That, notwithstanding the provisions 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 Adviser Status (ICE, SIG 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.

**Reason:** To ensure the mineral stability of the proposed site in the interests of prospective occupiers.

5. That before the development hereby permitted starts, a report describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to the Planning Authority and the works required in order to remove or render harmless these contaminants, having regard to the proposed use of the site, shall be agreed in writing with the Planning Authority, and development shall not be commenced until these works have been completed.

**Reason:** In order to ensure that the site is free from contamination or that appropriate remedial works to treat any contamination are undertaken.

6. That the drainage details required by condition (1) above shall include full details of the location and design of the surface water drainage scheme, and for the avoidance of doubt the scheme shall comply with the Scottish Environmental Protection Agency's principles of Sustainable Urban Drainage systems (SUDS).

**Reason:** To safeguard the amenity of the area and to ensure that the proposed drainage system complies with the latest SEPA guidance.

7. That no part of the development hereby approved in outline shall exceed two storeys in height and the dwellinghouses shall have traditional double pitched roofs.
Reason: In order that the development is in keeping with the character of the surrounding area and in order to protect the amenity of adjacent residents.

8. That the only vehicular or pedestrian access to the application site shall be from School Road.
   Reason: In the interests of traffic and pedestrian safety.

9. That notwithstanding the requirements of condition (1) above the new vehicular access to the site shall be constructed with 6 metres radius kerbs and a 5.5 metres wide road and shall be located at the southeastern most point of the site.
   Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

10. That a visibility splay of 2.5 metres by 60 metres, measured from the road channel, shall be provided on both sides of the vehicular access and before the development hereby permitted is brought in to use, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres in height above road channel level shall be planted, placed, erected, or allowed to grow, within these sight line areas.
    Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

11. That no trees within the application site shall be lopped, topped, felled, or otherwise affected, without the approval in writing of the Planning Authority.
    Reason: In order to protect the visual amenity of the area.

12. That before the development hereby permitted starts, tree protection measures in accordance with British Standard BS 5837 shall be erected within the site along the drip line of any trees which overhang the application site, details and a plan of which shall be submitted to the Planning Authority before the development commences on site, and the protection measures shall not be removed without the approval in writing of the Planning Authority.
    Reason: In order to safeguard the adjacent trees, in the interests of the visual amenity of the area.

Background Papers:

Application form and plans received 21st February 2003
Southern Area Local Plan Finalised Draft (Modified 2001)
Burgh of Motherwell and Wishaw Development Plan
Letter from Mr Stevenson, 5 School Road, Newmains, Wishaw
Letter from J Crookston, 20 Firtree Place, Newmains, ML2 9NE received 14th March 2003.
Letter from Robert McArthur, 6 Victoria Street, Newmains, Wishaw, ML2 9BQ received 16th April 2003.
Memo from NLC Transportation Department received 18th March 2003
Memo from NLC Protective Services received 1st April 2003
Memo from Scottish Water received 19th March 2003
Letter from British Gas Transco received 14th March 2003
Letter from Scottish Power received 25th March 2003
Letter from The Coal Authority received 19th March 2003
Memo from NLC Community Services received 22nd April 2003

Any person wishing to inspect these documents should contact Lorna McCallum at 01698 302090.
1. **Description of Site and Proposal**

1.1 The applicant seeks outline planning consent for residential development on land south of 5 School Road, Newmains, Wishaw. The application site is flat and extends to approximately 0.8 hectares. Scotkleen (manufacturer of pressure washers) occupy the existing depot where there is a dropped kerb access along the site frontage. The Newmains Pipe Band occupy the hall which looks onto School Road. Both Scotkleen and the Pipe Band plan to relocate their premises. The remainder of the site is largely vacant with grassland towards the northern corner.

1.2 The site is bound to the north and east by established residential properties, to the west by woodland and to the south by Victoria Park.

1.3 As the application relates to outline consent there are no specific details of the proposed development.

2. **Development Plan**

2.1 Given the scale of the proposed development and its location it is not considered that this application is of strategic significance in structure plan terms and that the Development Plan assessment should be in relation to the relevant local plans.

2.2 The adopted local plan for the area is the Central Industrial Area Part Development Plan 1964, which zones the site for residential purposes. The emerging Southern Area Local Plan Finalised Draft (Modified 2001) zones the area as an Established Industrial and Business Area. Consequently there are issues raised by the Draft Local Plan which require to be considered such as the availability of alternative industrial land and whether an additional site is required within the Housing Market at this time.

3. **Consultations and Representations**

3.1 NLC Transportation Section would require suitable access arrangements with visibility splays and parking provision. They recommend that the number of dwellings does not exceed approximately ten otherwise the footpath at the southwest of School Road should be widened.

3.2 NLC Protective Services Section request that a contamination report be carried out.

3.3 NLC Community Services have no objections to the proposal subject to conditions requiring the submission of a landscaping scheme and the protection of adjacent trees. They point out that Japanese knotweed is present within the site, this is controlled waste that must be disposed of safely.

3.4 Scottish Water have commented on the need for suitable drainage scheme details to be agreed.

3.5 Transco indicate that existing equipment may require to be protected or diverted. They advise that the developer verify and establish the actual position of Transco pipelines/Apparatus is in compliance with Health and Safety Executive document HSG47 before any mechanical plant is used.

3.6 Scottish Power have indicated that they may have plant within or adjacent to the site which might require alteration or protection. The Coal Authority commented that the developer should seek appropriate technical advice respectively.

3.7 Three letters of representation have been received. The first from a member of the Pipe Band who was concerned about the potential for complaints about noise from the hall by future
residents. This is no longer relevant as the application plans have been amended to include the band hall. The other two letters are from notified neighbours at 5 School Road and 6 Victoria Street.

3.8 The points raised by the two neighbours may be summarised as follows:

(i) The potential for the proposed housing to be built close to their property resulting in a loss of privacy.
(ii) Increased traffic and congestion resulting from the development.
(iii) Possible lack of capacity at local schools to accommodate additional pupils from the development.
(iv) The plans do not show any details of boundary treatment or the existing tree at the rear of the site.
(v) Existing sewers drain into the application site.

4. Planning Assessment and Conclusions

4.1 The proposals accord with the existing approved development plan. The emerging local plan designates the site for industrial purposes. Policy IND10 Assessing Other Developments on Industrial and Business Land indicates that the following criteria should be considered in determining application for such proposals:

(i) the extent to which there is a surplus in land supply for industry and business,
(ii) whether development would undermine the attractiveness of a location for industry or business,
(iii) whether there is a specific locational requirement for the proposal,
(iv) whether the proposal would result in significant economic benefit to the Plan area,
(v) the existence of suitable alternative sites,
(vi) the potential impact on travel patterns and accessibility by public transport, and,
(vii) in the case of Established Industrial and Business Areas, whether their redevelopment would lead to the re-use of vacant or under-utilised industrial land.

4.2 Although there is a limited supply of small scale industrial and business sites in the Newmains area there is a significant amount of surplus industrial land approximately 200 metres to the east of the site at the Costain Works. It is considered that the large volume of land at that location is unlikely to be taken up by a single user and that the said land must be considered available industrial land to meet local needs.

4.3 The proposals would not undermine the attractiveness of the general location for industry or business.

4.4 There is no shortfall in housing supply and the applicant has not demonstrated a specific and locational need.

4.5 The proposal will not bring any significant economic benefit to the area but will improve an area of underused industrial land. There may be other suitable alternative sites for housing in the Newmains area, however, this site is located within a mainly residential area. Housing can, therefore, be argued to be an appropriate use for the site.

4.6 The development would not adversely affect travel patterns and the site is accessible by public transport.

4.7 Both strategic and local plan policies encourage the redevelopment of Brownfield sites and in this respect the sites redevelopment for residential purposes would be acceptable.

4.8 I would comment on the points of representation listed at paragraph 3.6 as follow:

a) Point (i) would be considered at the detailed stage of a planning application in conjunction with Open Space Guidelines and minimum space standards.
b) The Transportation Section has no objections to the proposals subject to conditions. Point (ii) therefore, cannot be supported.
c) The development is of a scale that is insufficient in size to justify refusing an application for residential purposes on education grounds.
d) The matters of boundary treatment and the impact on the large tree can be dealt with at the detailed stage.
e) The applicant will require approval of Scottish Water to alter any public sewers within the site. A note to this effect can be put on the consent notice.

4.9 As detailed above the proposals involve the redevelopment of an under-utilised industrial site within a largely residential area. There is an overall surplus of industrial land in the area and therefore the redevelopment of this site for housing purposes would accord with the overall regeneration policies for the area. The development is unlikely to have any adverse impact on the surrounding residential area in terms of parking, amenity or traffic. In conclusion, I recommend that permission be granted subject to appropriate conditions.
Application No: S/03/00333/FUL
Date Registered: 12th March 2003
Applicant: Springfield Homes
Springfield Park
61 Springfield Road
Shotts
ML7 4LP
Agent: DTA Chartered Architects
Elizabeth Court
4 Stuart Street
East Kilbride
G74 4NG
Development: Erection Of A 3-4 Storey Residential Development Of 37 Flatted Dwellings.
Location: Flower Of Scotland Farm Street Motherwell Lanarkshire ML1 3JR
Ward: 1: Ladywell Councillor Michael Ross
Grid Reference: 274919 657120
File Reference: S/PL/B/13/4/JoD
Site History: No relevant history.
Development Plan: The site is zoned as Areas of Civic Culture or Other Special Buildings, and as Residential Use – (Burgh of Motherwell and Wishaw Development Plan – 1953); and as Other Commercial Uses on the Southern Area Local Plan Finalised Draft (Modified 2001).
Contrary to Development Plan: Yes
Consultations: S.E.P.A.(West) (No Objection)
Scottish Water (No Objection)
British Gas Transco (No Objection)
Scottish Power (No Objection)
The Coal Authority (No Objection)
Strathclyde Fire Brigade (No Objection)
Strathclyde Police (Comments)
Representations: 9 Representation Letters
Newspaper Advertisement: 21st March 2003
Comments:
The applicant seeks planning permission for a 3-4 storey residential development of 37 flatted units, located on the west side of Farm Street, adjacent to the Council's Heritage Centre and opposite Motherwell Bowling Club. The four storey element is approximately 13.8 metres in height; the three
PLANNING APPLICATION No. S/03/00333/FUL

ERECTION OF 3-4 STOREY RESIDENTIAL DEVELOPMENT
OF 40 FLATTED DWELLINGS
FLOWER OF SCOTLAND, FARM STREET, MOTHERWELL

* Representation(s)  Site Area= 0.34ha

4 Representations located outwith map area
storey element is approximately 11.2 metres in height. The Flower of Scotland public house currently occupies part of the site, with the remainder, to the rear in Council ownership. A suspensive missive has been concluded between the Council and the developer, subject to planning permission being granted.

9 letters of representations have been received, the terms of which are outlined in the accompanying report.

The proposal will provide an attractive, modern development on a prominent site near Motherwell town centre, and I recommend that permission be granted.

**Recommendation:** Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   **Reason:** To enable the Planning Authority to consider these aspects in detail.

3. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   **Reason:** To enable the Planning Authority to consider these aspects in detail.

4. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:-
   (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
   (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
   (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development.

   **Reason:** To enable the Planning Authority to consider these aspects in detail.

5. That within one year of the occupation of the first flat within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

   **Reason:** In the interest of the amenity of the area and to ensure a satisfactory provision of landscaping within the development.
6. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include proposals for the continuing care, maintenance and protection of:-
   (a) the proposed footpaths;
   (b) the proposed parking areas;
   (c) the proposed external lighting;
   (d) the proposed grassed, planted and landscaped areas;
   (e) the proposed fences to be erected along the boundaries.

**Reason:** To ensure a satisfactory management and maintenance scheme for communal areas within the development.

7. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 6 shall be in operation.

**Reason:** To ensure the operation of the management and maintenance scheme.

8. That a detailed drawing showing the bin store location and boundary enclosure shall be submitted to and approved in writing, including any modifications as may be required by the Planning Authority, prior to the start of these works.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

9. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved in writing by the Planning Authority.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

10. That before the development hereby permitted is occupied, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

**Reason:** To ensure the provision of adequate parking facilities within the site.

11. That before any part of the development hereby permitted is occupied, the means of vehicular and pedestrian access shall be constructed in accordance with the approved plans.

**Reason:** To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

12. That before development starts, full details of the location and design of the surface water drainage scheme to be installed within the application site shall be submitted to and for the approval of the Planning Authority, and for the avoidance of doubt the scheme shall comply with the Scottish Environment Protection Agency’s (SEPA) principles of Sustainable Urban Drainage Systems (SUDS).
Reason: To safeguard the amenity of the area, and to ensure that the proposed drainage system complies with the latest SEPA guidance.

NOTE TO COMMITTEE

1. If granted, this application will require to be referred to the Scottish Ministers in accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997, in view of the Council’s interest in the site.

Background Papers:

Application form and plans received 7th March 2003
Burgh of Motherwell and Wishaw Development Plan – 1953
Southern Area Local Plan Finalised Draft (Modified 2001)
Memo from NLC Protective Services received 11th April 2003
Memo from NLC Community Services received 1st April 2003
Memo from NLC Housing and Property Services received 20th March 2003
Letter from S.E.P.A. (West) received 28th March 2003
Letter from Scottish Water received 1st April 2003
Letter from British Gas Transco received 24th March 2003
Letter from Scottish Power received 1st April 2003
Letter from The Coal Authority received 27th March 2003
Letter from Strathclyde Police received 7th April 2003
Letter from Strathclyde Fire Brigade received 26th March 2003
Letter from Shirley Bean, 64 Columba Crescent, Woodville Rise, Motherwell, ML1 3YE received 21st
March 2003.
Letter from D.D Currie, 54 Orchard Street, Motherwell, ML1 3JD received 24th March 2003.
Letter from W.S. Millar, 52 Orchard Street, Motherwell, ML1 2JD received 25th March 2003.
Letter from John Rundell, Motherwell Bowling Club, Farm Street, Motherwell, ML1 3JR received 6th
May 2003.
Letter from Elizabeth Bissett, 50 Orchard Street, Motherwell, ML1 3JD received 19th May 2003.
Letter from Ladywell Community Council Secretary, C/o 9 Billings Road, Greenacres, Motherwell, ML1
3BU received 29th May 2003.
Letter from Claire and Craig White, 9 Billings Road, Greenacres, Motherwell, ML1 3BU received 29th
May 2003.
Letter from Revd. A. Wylie, The Rectory, 14 Crawford Street, Motherwell, ML1 3AD received 28th May
2003.
Letter from Alan & Christine Cark, 56 Orchard Street, Motherwell, ML1 3JD received 30th May 2003.

Any person wishing to inspect these documents should contact John Drugan at 01698 302136.
APPLICATION NO. S/03/00333/FUL

REPORT

1. **Description of Site and Proposal**

   1.1 This application is for a three to four storey residential development consisting of 37 two-bed flats and associated car parking, accessed via a Pend access from Farm Street, Motherwell. The development is an L-shape layout, measuring approximately 47.5 metres along Farm Street and approximately 54.5 metres along Elm Street. The proposal is four storeys along its length on Farm Street, measuring approximately 13.8 metres in height, with two tower features at each end, measuring approximately 15 metres in height. The first 20 metres along Elm Street is four storey, with the remainder, three storey, which measures approximately 11.2 metres in height.

   1.2 The site is located in central Motherwell and is a corner site, bounded by Elm Street to the south, Farm Road to the east, with the rear boundary wall of properties on Orchard Street to the west and Ladywell Health Centre to the north. It is located adjacent to the Council's Heritage Centre, with a bowling club and the Bentley Hotel situated opposite. Immediately west of the site is the residential area within Hamilton Road Conservation Area, with further residential areas to the north, along Farm Road and Ladywell Road.

   1.3 The site is relatively flat and currently occupied by the Flower of Scotland public house. The site is within several ownerships including the Council, which owns land to the rear, measuring approximately 15 metres in width by 50 metres in length. This area of land has been identified as surplus to requirements. Elm Street, which is outwith the site, is a private road and not on the register of public streets, and is also within the Council's ownership.

2. **Consultations and Representations**

   2.1 Neighbour notification procedure was carried out, and the proposal was advertised in the Motherwell Times under the 'Development Contrary to Development Plan' procedure. Nine letters of representation were received, four from neighbouring residents, two from Community Councils (Ladywell and Forgewood), one from the nearby Bowling Club and two from residents from other parts of Motherwell. The representations related to concern that the proposal was too large in terms of scale and height; out of keeping and inappropriate size for the area and site; dominating and will have an adverse impact on views in the area and the Heritage Centre; overshadowing and loss of light to adjacent properties and in particular the bowling club and greens; adverse impact on adjacent Conservation Area; and adverse impact on parking and traffic safety in the area. Other issues raised included existing drainage problems within area; and noise emanating from proposed car park area. One letter received objecting to proposal with no grounds given.

   2.2 Consultations were carried out with a number of bodies. No objections were received from Transco, Scottish Power, The Coal Authority, Scottish Water and the Fire Brigade. SEPA, NLC Community Services and the Police recommended conditions to cover particular issues.

3. **Assessment of the Application**

   3.1 The current development plan for the area is the Burgh of Motherwell and Wishaw Development Plan, 1953, on which the site is partly zoned as 'Areas of Civic Culture or Other Special Buildings', and partly for 'Residential Use'. However, because of its age, the 1953 Development Plan is generally accepted as being of largely historical interest and therefore the
proposal to all intents and purposes should be assessed primarily against the emerging Southern Area Local Plan.

3.2 The Southern Area Local Plan Finalised Draft (Modified 2001), identifies the area as ‘Other Commercial Uses’. The proposal is therefore contrary to the zoning of the emerging plan, but is considered to be compatible with the surrounding residential land uses and therefore does not raise any significant issues regarding the development plan. The emerging Local Plan’s housing strategy, as expressed in Policies HSG 1 and HSG 3, seeks to direct new residential development to brownfield sites within built up areas, and the proposal accords with those Policies. Policy HSG 10 sets out criteria to be used in assessing applications for housing development, and these have been used in the consideration of this application.

3.3 As a residential development on an urban brownfield site, the proposal accords with the Glasgow and the Clyde Valley Joint Structure Plan.

3.4 The site is in a prominent location, adjacent to the Heritage Centre and the Bentley Hotel, both of which are landmarks in the area. Given the height of both these buildings (the Bentley Hotel is approximately 17 metres to the top of its tower, the main roof approximately 9.5 metres) and the nearby old Town Hall, and the site’s proximity to the town centre, it is considered that the site can accommodate a four storey building along Farm Street. The proposal is set off the boundary of Orchard Street by approximately 10 metres and is at this point, a three-storey building, approximately 11.2 metres in height. The properties on Orchard Street are approximately 30 metres distance from the boundary wall, and it is considered that, given the distance between the proposal and the two storey buildings on Orchard Street that the height of the proposal will not dominate or detract from the Hamilton Road Conservation Area. In addition there are no windows on the nearest elevation to the properties in Orchard Street.

3.5 The proposal will introduce a strong visual presence, which will be partially seen from the surrounding area. However it is considered that this will contribute to the visual amenity of the area by defining the edge of Farm Street, enclosing views of the Heritage Centre’s tower and give a sense of approaching the town centre from along Farm Street. Furthermore, it will involve the replacement of the Flower of Scotland, which is a low scale, flat roof building that is out of keeping with other buildings in the area.

3.6 The proposal is located to the west of the bowling club, a minimum distance of approximately 17 metres to the bowling green. Some degree of overshadowing is likely to result, but calculations indicate that the proposal complies with the accepted good practice guidelines on overshadowing and loss of daylighting, and that it will not have an adverse impact on the bowling club or other neighbouring properties.

3.7 Access to the development is proposed via a Pend Close on Farm Street, which will have sufficient width and height clearance to allow emergency vehicles to enter and which provides the necessary visibility splays. The proposal also includes a total of 48 parking spaces located within the development, which satisfies the Council’s current parking standards. There are therefore no unresolved issues regarding the traffic implications of the development itself, as appropriate access and sufficient car parking can be provided. Some letters of representation referred to existing parking difficulties in the area, but as this development will have its own parking which meets the Council’s standards, and will not result in the loss of any other spaces, this is not an issue directly related to the proposal.

4. Conclusions

4.1 This application seeks consent for a flatted development in central Motherwell, in a mixed use area, on a site currently occupied by a public house. The proposed development is substantial in scale, being three and four storeys in height, but its central location and proximity to other
large buildings means that it would not be out of character with the area. The detailed design incorporates features, such as window details, tower features and a varied building line to ensure that the building is attractive and appropriate for the location and has been produced following extensive discussions with the applicant's agent.

4.2 The site is not allocated for residential development in the emerging Local Plan, but it accords with the general housing strategy of the plan in that it involves a brownfield site, and otherwise meets the criteria applied when considering applications for residential development.

4.3 A number of representations were received, and these have been taken into account in the consideration of this proposal. However, the concerns raised in these representations, relating principally to the scale of the proposal, its appropriateness for the area and the effect on traffic are not considered to merit refusal of the application.

4.4 It is therefore recommended that permission is granted for the development, subject to appropriate conditions.
Planning Consent is sought for a substantial extension (3726 square metres) to the bakery area at Warburtons Ltd at Sholto Crescent, Righead Industrial Estate, Bellshill. The proposal also entails the relocation of the existing blower room silos and van parking areas and the provision of a commercial turning circle. In light of complaints regarding current operations at the bakery received from residents
on Elm Crescent located to the west of the site, comprehensive studies have been compiled on noise and dust escape issues arising from the proposal and measures for their address. NLC Protective Services are satisfied with the findings of these studies and have advised on planning conditions to retain effective control over these issues. Sufficient parking has been provided to serve the site and I consider the scale, design and finishing materials acceptable. I therefore recommend that planning permission be granted.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission
   
   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That the facing materials to be used for the external walls and roof shall match in colour and texture those of the existing adjoining building.

   **Reason:** In the interests of visual amenity of the building and surrounding area.

3. That before the development hereby permitted is completed, the following access, parking and manoeuvring requirements shall be met in full: -
   a) that the new access to the site shall be via a dropped kerb footway crossing and that the existing redundant access marked "X" on the approved plans shall be reinstated to match the existing footway level and kerb;
   b) that the commercial turning facility shall measure 26 metres in diameter and not 25 metres as shown on the approved plans and shall thereafter be maintained as a turning facility and kept separate from the parking area;
   c) that all the parking and manoeuvring areas shown on the approved plans shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall therefore, be maintained as parking and manoeuvring areas.

   **Reason:** To ensure satisfactory access arrangements to the site and adequate parking facilities and manoeuvring areas within the site.

4. That the proposed ventilation system for the extension shall not give rise to a noise level, assessed in any noise sensitive property with the windows closed, in excess of noise rating curve 35 between the hours of 0700 and 2200, and noise rating curve 25 at all other times.

   **Reason:** In the interests of the amenity of the adjoining residents.

5. That the development hereby permitted shall not commence until the details of the new ventilation systems have been submitted to, and approved in writing by the Planning Authority.

   **Reason:** In the interests of the amenity of the adjoining residents.

6. That the development hereby permitted shall not become operational, until the ventilation systems as approved under condition 5 have been implemented to the satisfaction of the Planning Authority.

   **Reason:** In the interests of the amenity of the adjoining residents.
7. That the development hereby permitted shall not commence until details of the retaining wall to be formed on the western boundary have been submitted to, and approved in writing by the Planning Authority.

    **Reason:** In the interests of public safety.

**Background Papers:**

Application form and plans received 19th March 2003

Memo from NLC Transportation Section received 5th June 2003
Memo from NLC Protective Services received 11th April 2003, 2nd June 2002 and 3rd June 2003
Letter from The Coal Authority received 31st March 2003

Uddingston & Tannochside Town Map
Southern Area Local Plan Finalised Draft (Modified 2001)

Any person wishing to inspect these documents should contact Joanne Delaney at 01698 302137.
APPLICATION NO. S/03/00358/FUL

REPORT

1. Description of Site and Proposal

1.1 The application site is Warburtons factory at Sholto Crescent, Righead Industrial Estate, Bellshill. The site lies on the edge of the industrial estate and is therefore adjoined by other industrial units to the north, east and south and by woodlands and residential properties on Elm Crescent to the West.

1.2 The proposal involves a substantial extension (3726 square metres) of the bakery area which necessitates the relocation of the existing blower room, silos and van parking areas and the provision of a new turning circle. The extension is required to meet the local market's demand for fresh bread and baked goods without having to import goods by road from elsewhere. The extension itself will be formed on the western edge of the existing building and will bring it within 50 metres of residential properties on Elm Crescent. It will involve the excavation of part of a grass bund measuring 6 metres in height to afford its accommodation. The extension will be finished in materials which match the existing building, these are comprised mainly of goosewing grey steel cladding.

1.3 NLC Protective Services and the local member have received complaints in the past from residents on Elm Crescent with regard to noise pollution and dust escape from the existing works. Therefore, an integral component in the assessing of the application was the examination of studies, which would address these concerns. The noise survey dealt with possible noise emanating from increased vehicle deliveries to the loading bays and service yard; noise from ventilation systems serving the new extension; and breakout noise from within the bakery via the structure of the new extension. Noise levels were measured on site between the hours of 0300 and 0930, which are the busiest production and delivery times to provide comprehensive coverage of the differing levels of noise. The study concluded that the increase in light goods vehicles from 55 to 60 vehicles would provide such a small change in the noise level that it was considered negligible and unlikely to be noticed. The predicted impact of decreasing the number of heavy goods vehicles from 3 to 2 would result in a reduction in noise level and likely to be marginally significant and the reduction noticed by some listeners. With regards to noise from the ventilation system, this could not be quantified as the ventilation system had not been finalised. However, the report sought guidance by way of a planning condition which would secure acceptable noise levels by defining an acceptable limit. In turn, this limit would inform the choice and location of ventilation plant and any mitigation measures in order that this limit was adhered to. Finally, the report concluded that noise from the extension itself due to its structure was unlikely to be audible at the site boundary based on readings from the existing building which has similar construction attributes.

1.4 A separate study was compiled on how dust escape would be controlled. Previous problems arose by flour from the bread being released into the atmosphere then sucked out through the ventilation system which escaped toward Elm Crescent. Any future production scheme will require the bread to go though several filters to address this issue and prevent dust escaping through the ventilation scheme.

2. Development Plan

2.1 The application raises no issues of a strategic nature and can therefore be assessed in terms of the relevant local plans. The adopted Uddingston – Tannochside Town Map zones the site as an Industrial Area. The emerging Southern Area Local Plan Finalised Draft (modified 2001) zones the site as an Established Industrial and Business Area.
3. **Consultations and Representations**

3.1 The Coal Authority raised no concerns with regard to development of the site.

3.2 NLC Transportation Section objected to the proposal on the grounds of parking provision which was substandard by 34 spaces in relation to the floor area of the extension. They also commented on turning provision and that the new access be via a dropped kerb and that the existing access be reinstated as a footway.

3.3 NLC Protective Services Food Safety Division stated that the extension must comply with the Food Safety (General Food Hygiene) Regulations 1995. The Pollution Control Section confirmed that they found the conclusions of the noise and dust studies acceptable and advised on appropriate maximum noise levels for the ventilation system which should be imposed as a planning condition to allow effective control over these matters. They also commented that construction work associated with the proposal should conform to BS5228, Noise from Construction and Open Sites.

3.4 No objections were received from notified neighbours.

4. **Planning Assessment and Conclusions**

4.1 The application site is zoned appropriately as industrial on the adopted and emerging local plans, therefore there are no objections in principle to the proposal.

4.2 Following NLC Transportation Section comments amended drawings were submitted which provided additional parking to accommodate the goods vehicles and it is now considered that the parking level shown within the site is acceptable.

4.3 NLC Protective Services have confirmed that the findings of the noise and dust studies are acceptable and should not have a detrimental effect on the adjoining neighbours, particularly those residential neighbours on Elm Crescent. Planning conditions have been imposed on the consent to limit noise levels from the resultant ventilation system in order that this outstanding matter may be effectively controlled in the future.

4.4 The scale, design and finishing materials are considered acceptable and complementary to the existing building. Having taken all matters into account and taken particular cognisance of environmental concerns of noise and dust pollution, I consider that the development represents an acceptable proposal and can be suitably controlled. I therefore recommend that planning permission be granted.
Application No: S/03/00436/OUT
Date Registered: 31st March 2003
Applicant: Russell Ellerby
Commercial Partnership Manager
Education 2010, PPP Project
Chryston Valley Business Park
Office 8, Cloverhill Place
Chryston
G69 9DQ
Development: Erection of Primary School Incorporating Nursery, Public Library and 7-a-Side All Weather Pitch for Dual Use With Community
Location: Land At St Patrick’s Primary School And Adjacent Land To Rear Coronation Road East Motherwell Lanarkshire
Ward: 5: New Stevenston And Carfin Councillor Helen McKenna
Grid Reference: 275953 659228
File Reference: S/PL/5/35/LM
Site History: Site occupied by school since before 1948. No recent applications have been made for any part of this site.
Development Plan: Northern Area Local Plan 1986, Policy H1 (Established Housing Area) and Policy E1 (Green Belt). Southern Area Local Plan Finalised Draft (Modified June 2001) - Policy CS2 (Established Community Facilities) and Policy ENV6 (Green Belt)
Contrary to Development Plan: In part
Consultations: Scottish Natural Heritage (Comments)
Scottish Water (Comments)
British Gas Transco (No objections)
Scottish Power (No objections)
The Coal Authority (Comments)
Sport Scotland (Comments)
Strathclyde Police (Comments)
Strathclyde Fire Brigade (No objections)
British Telecom (No response)
S.E.P.A.(West) (Comments)
NLC Community Services (Comments)
NLC Education (No objections)
Representations: 3 Representation Letters
Newspaper Advertisement: Advertised on 10th April 2003
PLANNING APPLICATION No. S/03/00436/OUT
ERECTION OF PRIMARY SCHOOL, INCORPORATING NURSERY, PUBLIC LIBRARY AND 7 A SIDE FLOODLIT MULTIPURPOSE SYNTHETIC PITCH
LAND AT ST PATRICK'S PRIMARY SCHOOL AND ADJACENT LAND TO REAR, CORONATION ROAD EAST, MOTHERWELL
* Representations
Site Area= 2.66ha

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Designs and Patents Act 1988 and the Bern Convention
on the Protection of Literary and Artistic Works.
Comments:

This application seeks outline permission for a new primary school, public library, nursery and associated leisure facilities on the site of the existing St Patrick's primary and adjacent woodland ground. The site is 2.65 ha in area. Although this application is in outline indicative details of the proposals have been supplied and this information is contained in the attached report. Three letters of objection have been received from notified neighbours. No objections have been raised by any of the consultees, although Scottish Natural Heritage and NLC Community Services have recommended conditions relating to the limitation of the development to avoid encroachment of the woodland. It should be noted that if the Committee were minded to grant permission, the application would require to be notified to the Scottish Ministers.

Recommendation:  Grant Subject to the Following Conditions: -

1. 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, other structures and development proposals;
   (b) the means of access to the site;
   (c) the layout of the site, including all roads, footways, and parking areas;
   (d) the design and location of all boundary walls and fences;
   (e) the provision for loading and unloading of all goods vehicles;
   (f) the phasing of the works;
   (g) the provision of drainage works;
   (h) the disposal of sewage;
   (i) details of existing trees, shrubs and hedgerows to be retained;
   (j) details of landscaping proposals;
   (k) details of existing and proposed site levels;
   (l) details of floodlighting

Reason: To enable the Planning Authority to consider these aspects.

2. That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition 1 above, shall be made to the Planning Authority.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

3. 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.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

4. That, notwithstanding the provisions 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 Adviser 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.

Reason: To ensure the mineral stability of the proposed site in the interests of prospective occupiers.
5. That the details required by planning condition 1 (a), (b), (c), (d), (i) and (j) shall comply with the terms of the attached Planning and Design Brief: such details shall include the siting and design of all buildings, structures and development proposals; the means of access to the site; the retention of existing trees; and landscaping proposals: or such other scheme as may be to the satisfaction of the Planning Authority.

Reason: In the interests of the residential amenity of local residents, road safety and nature conservation.

6. That the application required under the terms of condition (1) above shall be accompanied by a survey report, undertaken by a suitably qualified person, of the site in relation to the impact of the development upon any species which receive statutory protection, particularly badgers and bats. This survey report shall be submitted to and approved in writing by the Planning Authority in consultation with Scottish National Heritage. The said report shall contain details of any mitigation or remedial measures required in order to protect such species or their habitats.

Reason: In order to safeguard any protected species which may be adversely affected by the development.

7. That before any part of the development is commenced any remedial or mitigation works required under the terms of condition (6) above shall be completed to the satisfaction of the Planning Authority in consultation with Scottish Natural Heritage.

Reason: In order to safeguard any protected species which may be adversely affected by the development.

8. That no trees within the application site shall be lopped, topped or felled and no shrubs or hedges, shall be removed from the application site, without the approval in writing of the Planning Authority.

Reason: To safeguard the amenity of the adjoining residential area and in order to safeguard any protected species which may be adversely affected by the development.

9. That before the development hereby permitted starts tree protection measures in accordance with British Standard BS5837 shall be erected along the drip line of the trees within the site that are to be retained, and shall not be removed without the approval in writing of the Planning Authority.

Reason: To safeguard the amenity of the adjoining residential area and in order to safeguard any protected species which may be adversely affected by the development.

10. That notwithstanding the requirements of conditions (1) and (5) above a buffer planting strip of at least 10 metres in width consisting of native species characteristic of the local area shall be provided around the boundary of the part of the site marked YELLOW on the approved plans.

Reason: To safeguard the amenity of the adjoining residential area and in order to retain part of the semi-mature woodland.
11. That the football pitch shall be for community use as well as school use and shall not be used after 9pm; or such other times as may be agreed in writing by the Planning Authority.

Reason: In the interests of the local recreation and residential amenity.

12. That all pedestrian, cyclist and vehicular accesses, parking and servicing shall be in accordance with the recommendations of the approved Transportation Assessment Report or such other scheme as may be approved in writing by the Planning Authority and shall take into account the following requirements:

   a) Vehicular access shall be taken from the existing point of access on Coronation Road East and shall incorporate a separate, segregated pedestrian route.
   b) Parking provision should be made within the site to serve all of the proposed uses and in particular this shall include the following:
      i) 58 staff parking spaces
      ii) parental drop off/pick up area
      iii) designated service area
   c) direct cycle and footpath links to Coronation Road east plus covered cycle racks.
   d) Any off site works that may be identified as a result of the finalised Transportation Assessment.

Reason: In the interest of road safety by ensuring that accesses, parking and servicing are provided and designed to an appropriate standard.

13. That the drainage details required by condition 1 above shall include full details of the location and design of the surface water drainage scheme, and for the avoidance of doubt the scheme shall comply with the Scottish Environment Protection Agency’s principals of Sustainable Urban Drainage Systems (SUDS).

Reason: To safeguard the amenity of the area and to ensure that the proposed drainage system complies with the latest SEPA guidance.

14. That before the development hereby permitted starts, a report describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of contaminants), shall be submitted to the Planning Authority and the works required in order to remove or render harmless these contaminants, having regard to the proposed use of the site, shall be agreed in writing with the Planning Authority, and development shall not be commenced until these works have been completed.

Reason: To ensure that the site is free from contamination.

15. That notwithstanding the requirements of conditions (1), (5) and (6) above the proposed multi surface pitch shall be constructed within the part of the site outlined YELLOW on the appropriate plan.

Reason: In order to minimise the impact of the development upon neighbouring residents.

NOTE TO COMMITTEE

1. If granted, this application will require to be referred to the Scottish Ministers in accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997, in view of the Council Interest in the site.
Background Papers:

Application form and plans received 31st March 2003
Memo from NLC Transportation Section received 1st May 2003
Memo from NLC Protective Services received 7th May 2003
Letter from Scottish Natural Heritage received 16th April 2003
Letter from Scottish Water received 17th April 2003
Letter from British Gas Transco received 11th April 2003
Letter from The Coal Authority received 15th April 2003
Letter from SportScotland received 18th April 2003
Letter from Strathclyde Police received 7th May 2003
Letter from Strathclyde Fire Brigade received 22nd April 2003
Memo from NLC Education received 22nd April 2003
Letter from S.E.P.A.(West) received 6th May 2003
Letter from Power Systems received 11th April 2003
Letter from Mrs G Stangoe, 3 Kings Drive, New Stevenson, ML1 4HY received 14th April 2003.
Letter from Mr William Irving, 176 Jerviston Street, New Stevenston, ML1 4HT received 14th April 2003.
Letter from Mr W J Cornfield, 1 Kings Drive, New Stevenston, ML1 4HY received 14th April 2003.

Northern Area Local Plan 1986
Southern Area Local Plan Finalised Draft (Modified 2001)
SPP1 “The Planning System”
NPPG 11 “Sport, Physical Recreation and Open Space”
Circular 24/1985 “Development in the Countryside and Green Belt”

Any person wishing to inspect these documents should contact Lorna McCallum at 01698 302090.
1. **Description of Site and Proposal**

1.1 The application is in outline for the erection of a primary school, a public library, a nursery of 60 places and a 7-a-side size floodlit multi-purpose synthetic pitch. The proposed development will be for dual use with the community. The new school will be a replacement for the existing New Stevenson and St Patricks primary schools. Access would be taken from the existing site access onto Coronation Road East.

1.2 The development is proposed on a 2.65 hectare site which incorporates the site of the existing St Patricks primary school and adjacent semi-mature woodland lying to the south of the school. The site is surrounded to the north, east and west by residential properties. To the south of the site is further semi-mature woodland. The boundaries of the existing school site are lined with mature trees. The site is generally flat at the southern end but slopes gently to the northern boundary.

2. **Development Plan**

2.1 The proposed development raises no strategic issues in terms of the Glasgow & Clyde Valley Joint Structure Plan 2000.

2.2 On the Northern Area Local Plan 1986 the application site is shown as being occupied by the existing school within an area covered by policy H1 (Established Housing Area) and the woodland is designated (Green Belt). Policy H1 seeks to protect the residential amenity of housing areas. Policy E1 restricts development to that required in connection with agriculture, forestry, outdoor sports and open space uses.

2.3 On the Southern Area Local Plan Finalised Draft (Modified 2001) the site is covered by Policy CS2 (Established Community Facilities) and policy ENVG (Green Belt). Policy CS2 indicates that the Council will seek to protect established community facilities by: -

   i) improving the quality of Council operated facilities through a programme of upgrading and refurbishment, where appropriate
   ii) resisting the loss of established community facilities where a shortfall in provision for that locality will result, and
   iii) introducing shared use arrangements in schools and other Council operated facilities and the dual use of other community buildings.

Policy ENVG (Green Belt) indicates that the Council will safeguard the character and function of the Green Belt within which there will be a presumption against development or change of use other than that directly associated with and required for agriculture, forestry, renewable energy, outdoor leisure and recreation, telecommunications or other appropriate rural uses. Proposals to extend established industrial and business uses will be acceptable only where development would not result in adverse effect on the character and function of the Green Belt.

3. **Consultations and Representations**

3.1 Summaries of consultation responses are as follows: -

   **The Coal Authority**: Appropriate technical advice should be sought before works are undertaken on site.
   **Strathclyde Fire Brigade**: No objection.
   **Strathclyde Police**: A traffic impact analysis should be obtained taking cognisance of the
proposed maximum school role and future extensions. It should include any necessity for
junction improvements to access the area. The Council has the opportunity to address the
problem of parents parking around schools. Sufficient drop off/pick up facilities should be
provided and in a manner to encourage their use. Other engineering means will be required to
dissuade motorists, who pick up/drop off children, from using the surrounding streets. The
community facilities should have their own parking facilities and should not share those of the
school. Pedestrians and vehicles should not be allowed to come into conflict within the school
boundary or at drop off/pick up points. The use of the engineering, education and dissuasion is
preferable to enforcement which diverts police resources from other matters.

Scottish Environment Protection Agency: No objections in principle subject to the foul
drainage being connected to the public sewer. They request that surface water from the site be
treated in accordance with the principles Sustainable Urban Drainage Systems.

Sport Scotland: Welcome the proposed dual use pitch.

Scottish Water: There is water and sewerage apparatus to which the development can
connect. They also request that surface water be subject to a SUDS system.

Transco: No objections.

Scottish Power: No objections.

NLC Community Services: Have some reservations about the encroachment upon the
woodland. This area is just entering mature phase increasing the biodiversity of the area. The
scale of the wood is now of a size to provide real amenity for informal recreation. They
recommend the following:
(i) The development should be designed to minimise the loss of screening and amenity of
adjacent residents and reduce visual impact.
(ii) New buildings should be low level in order to be screened by remaining woodland.
(iii) A buffer zone of at least 10 metres should be retained around the southern part of the site.

Scottish Natural Heritage: Do not object to the proposals but recommend conditions be
imposed on any grant of planning permission. Such conditions concern the following:
- the protection of the woodland within the southern part of the site;
- the protection of the mature trees around the periphery of the existing school;
- no storage or dumping of materials to take place outwith the development site;
- the requirement to undertake survey work in relation to potential protected species within
  the site and the need to contact Scottish Natural Heritage if any such-species are found.

NLC Education: No objections to the application.

3.2 My Transportation Section: Has no objections subject to conditions relating to access, and
the provision of servicing, cycle, parking and drop off facilities within the site.

3.3 My Protective Services Section: Has no objections but indicates that a site investigation
report will be required to confirm that the site is free from contamination. It is indicated that the
construction works should be limited to certain hours.

3.4 Three letters of objection have been received from notified neighbours. The points of objection
may be summarised as follows:

a) The impact of the floodlit pitch on neighbouring properties in terms of lighting; noise; anti-
social behaviour; reduction in privacy; fencing; reduction in property values.
b) Disturbance from the development will extend beyond the current school hours and term
time.
c) The woodland within the site is designated Green Belt and the proposal is contrary to the
Local Plan.
d) The impact of the proposals on the natural environment of the woodland.
e) Traffic using Coronation Road East presently only serves a school of 110 pupils. The
proposed combined 360 pupil school, nursery, public library and all weather pitch will
significantly increase traffic, associated pollution and noise levels and on street parking.
4. **Planning Assessment**

4.1 It is considered that the determining issues in this case are as follows:
   a) whether the development complies with national planning policies and the development plan
   b) the acceptability of the impact of the development on the surrounding area
   c) the community benefits to be gained from the proposed development

4.2 Relevant National Planning Policy Guidelines are Scottish Planning Policy 1 (The Planning System) and National Planning Policy Guideline 11 (Sport, Physical Recreation and Open Space). SPP1 promotes sustainable development which includes the promotion of the use of previously developed land and the minimising of greenfield development. Also of relevance is Circular 24/1985 "Development in the Countryside and Green Belts". This indicates:
   i) that development should be encouraged on suitable sites within existing settlements;
   ii) that urban sprawl, in particular the coalescence of settlements, and ribbon development should be avoided and
   iii) that isolated development in the open countryside should be avoided except under certain circumstances. It also indicates that development plans should contain a presumption against developments which would have an adverse impact on the environment, landscape, heritage resources, nature conservation and agricultural land or where there would be unreasonable infrastructure and servicing costs.

It is clear that SPP1 does not preclude Green Belt development but merely seeks to promote brownfield development and minimise development in the Green Belt. Circular 24/1985 similarly seeks to promote brownfield development and discourages certain forms of Green Belt development. The proposed development involves the reuse of an existing site within the settlement of New Stevenson but also involves an extension of that site which encroaches into land designated as Green Belt. However it is proposed that any permission granted be subject to a condition so that any new buildings are located upon the grounds of the existing school and only the proposed pitch be located within the Green Belt. It is considered that the use of the Green Belt land for recreational facilities is in keeping with the aims of national policy guidance.

In terms of the impact of the proposal on the environment and landscape it is unfortunate that the requirement is for a site that is larger than the existing school grounds and involves encroachment onto the adjacent woodland. However neither SNH or Community Services have recommended refusal or objected to the proposals. Instead it is recommended that any potentially adverse impacts upon the environment can be dealt with by the use of appropriate conditions to safeguard any protected species or habitats and the mature trees around the site; to require buffer planting around the site boundaries; and require the provision of adequate parking turning and servicing facilities and measures to protect the amenity of adjacent residents. It should be noted that the site is not subject to any statutory designations in relation to its ecological interest. Thus although the development involves the encroachment into land designated Green Belt it is considered that this does not breach the aims of SPP1 or Circular 24/1985. The development is consistent with NPPG11 in terms of the provision of additional facilities for community use.

4.3 As indicated above the Local Plan zoning of the site of the existing school is as a school within an Established Housing Area (Policy H1) and as Established Community Facilities (Policy CS2). The proposals are in keeping with Policy CS2. Conditions are proposed to ensure that the amenity of the adjacent residents is protected. Subject to these conditions the proposals comply with Policy H1. The proposed extension of the site into the area covered by Local Plan policies C1 and ENV6 can be justified as indicated at paragraph 4.2 above. Furthermore these policies allows the use of Green Belt land for outdoor sports and open space. It is anticipated that this part of the site will be used for the provision of recreational facilities and therefore it is consistent with policy E1. A condition can be imposed to ensure that this is the case.

4.4 In general terms therefore the development is generally considered to be in keeping with
national and development plan policies.

4.5 In terms of the points of objection I would comment as follows:

a) The proposals involve the reuse of an existing school site and playground. The area therefore already experiences certain levels of noise and disturbance. It is however noted that the proposed pitch, and public library will mean that the site can be used more intensively than at present and that activity will be able to extend into the evening and beyond term time. In order to address this concern and to protect the neighbouring properties it is proposed that limits be imposed on the hours of operation of the pitch. Another potential source of nuisance is light pollution from the proposed floodlights. It is noted however that modern lighting systems can be designed and installed so that there is no direct light spillage into adjacent residential properties. Details of the design of the development will require to be submitted for approval at the detailed application stage. A condition is, however recommended to require the retention of a buffer planting strip around the boundaries of the rear part of the site where the pitch is likely to be located.

b) The Green Belt designation has been considered above.

c) The impact of the proposals on the natural environment has been dealt with at paragraph 4.2 above.

d) Issues relating to anti-social behaviour is a matter for the police, however, detailed consideration of the design of the development shall take cognisance of this problem. In order to ensure that the existing problems in relation to lack of parking and parental drop off/pick up facilities are addressed it is proposed that conditions be imposed to require adequate facilities be provided within the application site. It is also proposed that the vehicular access to the site will be repositioned in a more appropriate location. This matter should be subject to conditions to protect the amenity of the adjacent residents and the safety of the public.

4.6 The proposals involve the provision of a new and updated joint campus school, a public library, nursery and recreational facilities. These modern facilities are to be welcomed. The development is to be shared provision serving both education and the community. This will extend the accommodation currently available for use by the community.

5. **Conclusions**

5.1 In terms of S25 of the Town and Country Planning (Scotland) Act 1997 planning decisions require to be made in accordance with the Development plan unless material considerations indicate otherwise.

5.2 Although the loss of woodland within the site is undesirable the relevant consultees have not objected to the application. Subject to conditions, generally it is considered that the proposal is in keeping with national planning policy with the adopted and emerging local plans. Any potential impacts from noise, activity, flood lighting and traffic can be addressed by conditions. It is clear that a new school to replace the existing ageing New Stevenson primary schools will be of considerable educational benefit to residents. Furthermore the new community facilities will be valued assets and they will enhance local recreational activity. It is recommended that outline planning permission be granted.

5.3 In view of North Lanarkshire Council’s ownership of the site any determination to grant permission must be referred to the Scottish Ministers under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.
Application No: S/03/00548/FUL
Date Registered: 22nd April 2003
Applicant: T Mobile (UK) Ltd.
C/O Agent
Agent: Stappard Howes
The Fountain Business Centre
Ellis Street
Coatbridge
ML5 3AA
Development: Additional Telecommunications Antennae and Associated Development
Location: 29-43 Young Street Wishaw Lanarkshire
Ward: 8: Stewarton Councillor John Moran
Grid Reference: 279804 655052
File Reference: S/PL/10/26(336)/FM
Site History: Permission refused 20/03/2003 for 3 pole mounted antennae on existing brick plant room wall and associated equipment, (application no. S/02/01619/FUL) on grounds of visual intrusion and potential precedent.

Permission refused 20/03/2002 for 6 no. telecommunications antennae and equipment cabin, (application no. S/01/01480/FUL), on grounds of visual intrusion, potential precedent and cumulative impact. This decision was upheld on appeal.

Telecommunications mast with 3 antenna headframe and associated equipment erected under Permitted Development prior to July 2001.

Development Plan: Within Wishaw Town Centre in Southern Area Local Plan Finalised Draft (Modified 2001).
Policy CS6 on Telecommunications Developments applies.
Contrary to Development Plan: No
Consultations: No
Representations: 7 Representation Letters and a 348 signature petition
Newspaper Advertisement: 2nd May 2003
Comments:
The applicant is proposing to remove the existing 3-antennae headframe at Wilson’s furniture store, 29-43 Young Street, Wishaw and replace it with a 6-antennae headframe accommodating the existing
ADDITIONAL TELECOMMUNICATIONS ANTENNAE AND ASSOCIATED EQUIPMENT

29 - 43 YOUNG STREET, WISHAW.

* Representations
antennas and 2 No. 3G antennae and install a pole mounted antenna on the south western edge of the roof of the building. Seven letters of representation and a petition containing 348 signatures have been received in connection with the proposal, details of which have been listed in my accompanying report.

The proposed development complies with the accepted practice in relation to public Health and Safety and the required certificates have been submitted. It is considered that the replacement of the headframe onto the existing infrastructure as proposed will not result in any additional visual impact given that the mast and associated equipment was installed prior to July 2001 under permitted development. It is therefore recommended that this application is granted subject to conditions.

**Recommendation:** Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

   **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That in the event that the equipment becomes redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within one month of the equipment becoming redundant.

   **Reason:** To ensure reinstatement of the site to a satisfactory standard.

**Background Papers:**

Application form and plans received 10th April 2003

Burgh of Motherwell and Wishaw Development Plan 1953
Southern Area Local Plan Finalised Draft (Modified 2001)
National Planning Policy Guideline 19: Radio Telecommunications
Planning Advice Note 62: Radio Telecommunications

348-signature petition from Andrew Stewart, 4 Dimsdale Crescent, Wishaw received 23rd April 2003.
Letter from A Householder, No Street Name, ML2 8BP received 23rd April 2003.
Letter from E Lindsay, Kiddie Shack Nursery, 44 Young Street, Wishaw, ML2 8HJ received 9th April 2003.
Letter from Mr George Pickering, 54 Abbotsford Road, Wishaw, ML2 7DN received 24th April 2003.
Letter from M Rongione, Marco Rongione, 40 Kirk Road, Wishaw, ML2 7DX received 22nd April 2003.
Letter from Mrs M Wilson, 12 East Hamilton Street, Wishaw received 22nd April 2003.
Letter from Owner/Occupier, 34 Ryde Road, Wishaw, ML2 7DX received 22nd April 2003.
Letter from Ms Patricia L Coia, 58 Young Street, Wishaw, ML2 8HS received 22nd April 2003.

Any person wishing to inspect these documents should contact Fraser Miller at 01698 302087.
REPORT

1. Description of Site and Proposal

1.1 The applicant T-Mobile (Uk) Ltd seeks planning permission to replace the 3 antennae headframe, of the existing telecommunications installation on the roof of 29-43 Young Street, Wishaw, measuring 500 mm in diameter by 1.8 metres in height and replace it with a 6 antennae headframe, measuring 1 metre in diameter by 1.8 metres in height. The new headframe will accommodate the existing 3 -2G antennae and the 2 new proposed 3G antennae. The applicant also proposes to install a pole-mounted antenna measuring 1.3 metres in height on the south-western corner of the roof. The applicant has provided details of alternative site searches, the necessary ICNIRP declaration confirming that the proposal is within public health standards and have stated that the proposed antennae would fill a gap in their current coverage and will enable the provision of 3G services in the Wishaw area.

1.2 The location for this proposal is an existing telecommunications installation on the rooftop of Wilson’s furniture store, 29-43 Young Street, Wishaw. This is a two-storey building located in the centre of Wishaw with a mixture of land uses surrounding it. It should be noted that the site is zoned primarily within a town centre commercial area. The application site lies adjacent to the commercial centre of Wishaw and to several residencies as well as other uses including a church, public house and children’s nursery.

1.3 The existing telecommunications apparatus on the roof of Wilson’s furniture store was installed by One to One (now T-Mobile) under ‘permitted development’ prior to the change in control of telecommunications apparatus which came into effect after 23rd of July 2001.

1.4 Prior to this application, two applications for the installation of antennae on the roof of Wilson’s furniture store had been refused. Planning permission was refused on the 20 March 2003 for the erection of 3 pole mounted antennae on the existing brick plant room wall and associated equipment, on the grounds of visual intrusion and the potential for setting a precedent.

1.5 Planning permission was refused for the erection of 6 mobile telephone antennae on the rooftop of Wilson’s furniture store on the 20 March 2002. This decision was then appealed and dismissed by the Scottish Executive on 1 October 2002.

1.6 The overall height of the proposal will remain the same as the existing antennae at a height of 20.05 metres from the ground. The applicant proposes to remove the existing 500-mm diameter headframe and replace it with a 6 antennae headframe accommodating the existing 2No. 2G antennae and installing 3 No. 3G antennae. The applicant also proposes to erect a 1.3 metre high pole mounted antenna on the hand railing of the south-western corner of the roof of Wilson’s furniture store. The pole-mounted antenna will be screened by the equipment cabin and will be lower in height than the existing monopole and painted in a colour to match the hand railing.

1.7 Overall there is little difference between the existing headframe and the proposed headframe of the monopole installation. However the difference between this application and the previous two applications that were refused, is that the current application is principally for the upgrading of the existing equipment on the site. The previous two applications involved the installation of additional telecommunications equipment on separate areas of the roof, which would have led to the over development of the site and a visual clutter of telecommunications antennae across the rooftop.
2. **Development Plan**

2.1 The proposed development is covered by Policy CS6 (Telecommunications Development) in the Southern Area Local Plan Finalised Draft (Modified 2001). This policy seeks that the Council will take a precautionary approach to such developments. It also seeks to keep such developments away from residential areas, schools, nurseries and hospitals and locate them in industrial and commercial areas.

2.2 The policy also states that applicants should provide evidence that they have done an alternative site search, demonstrate how the proposal fits into the wider network and make an ICNIRP declaration, which states that the proposal is within acceptable safety limits in terms of non-ionising radiation.

3. **Consultations and Representations**

3.1 Seven letters of representation and a petition containing 348 signatures has been received in connection with the proposal.

3.2 The objections can be summarised as follows:

1) Five of the letters of objection are objecting on the grounds of Health risks.
2) Two of the letters are objecting on the grounds of visual amenity.
3) Four of the letters are objecting due to the possibility that the proposed installation will have an adverse effect on the property values in the area.
4) One letter objects to the application, however the reasons for the objection have not been clarified.

The petition that was received on the 23rd April 2003 contains the signatures of 348 residents from Wishaw and the surrounding area, including Netherton, Newmains, Overtown, Coltness and Cleland. The petition objects to the application, however the reasons for the objection have also not been clarified.

4. **Planning Assessment and Conclusions**

4.1 In accordance with the National Planning Policy Guidance 19 (NPPG19) on Radio Telecommunications and Policy CS6 in the emerging Local Plan, the applicant has provided information on how the proposal would fit into the existing network. The applicant has provided details of the alternative sites that have been investigated and have included the necessary ICNIRP declaration, which proves that the proposal is within international accepted limits in terms of radiation and public safety. This effectively means that concerns regarding effects of public health cannot be considered as a material consideration in the assessment of this application.

4.2 National Planning Policy Guidance 19 states that Planning Authorities should take account of the cumulative visual effects of equipment on roof top sites. The existing telecommunications apparatus installed by One to One (now T-Mobile) was erected under Class 67 of the Town and Country Planning (General Permitted Development) Order 1992, 'under permitted development, prior to the change in control of telecommunications apparatus introduced on the 23rd of July 2001 in Circular 5/2001. As the proposal involves the replacement of the existing 3 No. 2G antennae headframe with a 6 antennae headframe, it is considered that the design of the installation, does not adversely impact upon the quality of the existing building, or that of its surrounds given the presence of apparatus already on the rooftop.
4.3 In relation to the proposed telecommunications installation having an adverse effect on the property value of the area, I can confirm that a possible effect on property values can not be taken into account in the assessment of this application as it is not deemed to be a planning matter.

4.4 This application is therefore considered to be acceptable in terms of visual impact and public health and as such, is recommended for approval subject to the application of the appropriate conditions.
Application No: S/03/00553/FUL
Date Registered: 13th May 2003
Applicant: Mr G Stevenson
180 Branchalfield Drive
Wishaw
Lanarkshire
ML2 8QE
Development: Erection of Two Storey Extension To Rear Of Dwellinghouse
Location: 180 Branchalfield Drive Wishaw Lanarkshire ML2 8QE
Ward: 9: Cambusnethan
Councillor Thomas Selfridge
Grid Reference: 281469. 655973.
File Reference: S/PL/B/3/73 (314)
Site History: S/0300553FUL
Development Plan: The site lies within an area zoned for Residential purposes within the Burgh of Motherwell and Wishaw Development Plan and as an Established Housing Area in the Southern Area Local Plan Finalised Draft (Modified June 2001).
Contrary to Development Plan: No
Consultations: None
Representations: 1 Representation Letter
Newspaper Advertisement: Not Required
Comments:
This planning application seeks consent for the construction of a two storey extension to the rear of the dwellinghouse at 180 Branchalfield Drive, Wishaw. The ground floor extension will accommodate a sitting room and an extension to the existing kitchen with a door on the west elevation. The upper floor extension will accommodate a bedroom. One letter of representation has been received from a neighbour with a list of points which I detail in my attached report. Having taken all concerns into account, it is considered that the extension is acceptable in terms of its effect on the neighbouring properties and the application raises no strategic issues. I therefore recommend that consent be granted subject to conditions.
Recommendation: Grant Subject to the Following Conditions:
1. That the development hereby permitted shall be started within five years of the date of this permission.
   Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
2. That the facing materials to be used for the external walls and roof shall match in colour and texture those of the existing adjoining dwellinghouse.

    **Reason:** In the interests of the visual amenity of the dwellinghouse and surrounding area.

**Background Papers:**

Application form and plans received 10 April 2003.
Southern Area Local Plan Finalised Draft (Modified 2001).
Burgh of Motherwell and Wishaw Development Plan.
Letter from Mr and Mrs Kerr, 182 Branchalfield Drive, Cambusnethan, Wishaw.

Any person wishing to inspect these documents should contact Murray Reid at 01698 302102.
APPLICATION NO. S/03/00553/FUL

REPORT

1. **Description of Site and Proposal**

   1.1 The proposed development is a two-storey extension to the rear of a semi-detached dwellinghouse at 180 Branchalfield Drive, Wishaw. The extension would be 5 metres in depth, 4.35 metres in width and 4.5 metres in height. It would be set back from the boundary of the adjoining property by 0.57 metres. The extension would have a pitched roof running at 90° to, but 0.7 metres lower than the apex of the main roof of the house. The windows to the rooms within the extension would face east directly onto the applicant's garden.

   1.2 The dwellinghouse is located within a residential estate and fronts onto Branchalfield Drive.

2. **Development Plan**

   2.1 The site lies within an area zoned Residential within the Burgh of Motherwell and Wishaw Development Plan and as an Established Housing Area in the Southern Area Local Plan Finalised Draft (Modified June 2001). The development is in accordance with the development plan.

3. **Consultations and Representations**

   3.1 No consultations were undertaken.

   3.2 One letter of representation was received from a neighbour at 182 Branchalfield Drive, Wishaw. The main points of which are as follows:

   (i) Loss of sunlight/daylight by overshadowing.
   (ii) Impact on value of house.
   (iii) Construction of boundary wall.

4. **Planning Assessment and Conclusions**

   4.1 As noted above, the site is within a residential area and therefore the principle in land use terms of an extension to a residential property is acceptable. Thus the application raises no strategic issues. In assessing this application local plan policy HSG8 Established Housing Areas and HSG13 House Extensions is the relevant policy. This policy seeks to protect such areas by opposing development which adversely affects the amenity of established housing.

   4.2 The proposed extension is situated 4.5 metres from the southern boundary of the objectors property. With respect to point (i) a sunlight/daylight test has been carried out and the proposal does not fail.

   4.3 Point (ii) is outwith the terms of the planning legislation and therefore cannot be considered as a valid objection in the determination of this application.

   4.4 In relation to point (iii) I would advise that the proposed boundary wall is permitted development according to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, therefore planning permission is not required for this aspect of the proposals shown on the submitted plans.

   4.5 In conclusion I have considered the points of representation but find no reason to uphold the points raised or to request amendments to the proposals. The design of the proposal is considered to be acceptable and is in keeping with the scale the existing dwelling. The application raises no strategic issues and does accord with the policies of the emerging local plan. I therefore recommend that planning permission be granted subject to the appropriate conditions.
The application site of 1.53 hectares lies between Walkenburn Drive and Innerleithen Drive, Wishaw. It was previously occupied by 3/4 storey flats, which were demolished approximately one year ago. The site is now mostly grassed although it does contain a small toddlers play area. Surrounding development is a mixture of 2 storey terraced properties and 4 storey flats.

A two storey residential redevelopment scheme of 51 dwellings is proposed by the Wishaw and District Housing Association. This would be provided as a mixture of terraced and semi-detached 2 to 4 bedroom houses and four blocks of 4 one bedroomed flats, with access roads, parking and a central play area. The Council's parking and open space standards are met and I recommend approval of this application, subject to conditions.
PLANNING APPLICATION No. S/03/00627/FUL

MIXED RESIDENTIAL DEVELOPMENT OF 51 DWELLINGS

LAND AT WALKERBURN DRIVE, WISHAW.

Site Area = 1.53 ha.
Recommendation: Grant Subject to the Following Conditions: -

1. That the development hereby permitted shall be started within five years of the date of this permission

   Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   Reason: To safeguard the residential amenity of the area.

3. That before any of the dwellinghouses hereby permitted, situated on a site upon which a fence or wall is to be erected, are occupied, the fence, or wall, as approved under the terms of condition 2 above, shall be erected.

   Reason: To safeguard the residential amenity of the area.

4. That before the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

   Reason: To safeguard the visual amenity of the area.

5. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:
   (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
   (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
   (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development

   Reason: To safeguard the visual amenity of the area.

6. That within one year of the occupation of the 10th last dwellinghouse within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

   Reason: To safeguard the visual amenity of the area.

7. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include proposals for the continuing care, maintenance and protection of:-
(a) the proposed play area hatched BLUE on the approved plans;
(b) the proposed grassed, planted and landscaped areas to be submitted and approved under the terms of Condition 5;
(c) the proposed fences to be erected under the terms of Conditions 2 and 3.

Reason: To safeguard the residential amenity of the area.

8. That before the occupation of the last dwellinghouse within the development hereby permitted, the management and maintenance scheme approved under the terms of condition 7 shall be in operation.

Reason: To safeguard the residential amenity of the area.

9. That before the development hereby permitted starts, a scheme for the provision of a play area within the site, hatched BLUE on the approved plans, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and this shall include:-
(a) details of the type and location of play equipment, seating and litter bins to be situated within the play area;
(b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
(c) details of the fences to be erected around the play area.

Reason: To ensure the provision of adequate play facilities within the site.

10. That before occupation of the 10th last dwellinghouse within the development hereby permitted, all the works required for the provision of equipped play area and, included in the scheme approved under the terms of condition 9 above, shall be completed.

Reason: To ensure the provision of adequate play facilities within the site.

11. That before the development hereby permitted starts, details of phasing of the development shall be submitted to, and approved in writing by the Planning Authority.

Reason: To enable the Planning Authority to retain effective control, in order to safeguard the amenity of the adjoining residential area.

12. That a detailed drawing showing the bin store location and boundary enclosure shall be submitted to and approved in writing, including any modifications as may be required by the Planning Authority, prior to the start of these works.

Reason: To safeguard the residential amenity of the area.

13. That before the occupation of the last dwellinghouse within the development hereby permitted, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

Reason: To ensure the provision of adequate parking facilities within the site.

14. That no dwellinghouse hereby permitted shall be occupied until the road and footpath adjacent to it have been constructed to basecourse standard and the road and
footpath shall be maintained thereafter to the satisfaction of the Planning Authority
during the construction phase.

**Reason:** To ensure satisfactory vehicular and pedestrian access facilities to the
dwellings.

15. That before the last of the dwellinghouses hereby permitted is occupied, all roads and
footways shall be completed to final wearing course.

**Reason:** To ensure satisfactory vehicular and pedestrian access facilities to the
dwellings.

**Background Papers:**

Application form and plans received 2nd May 2003

Memo from NLC Community Services received 2nd June 2003
Memo from NLC Transportation Section received 28th May 2003
Letter from British Gas Transco received 21st May 2003
Letter from Scottish Power received 27th May 2003
Letter from The Coal Authority received 3rd June 2003

Southern Area Local Plan Finalised Draft (Modified June 2001)

Any person wishing to inspect these documents should contact Richard Cartwright at 01698
302128.
1. **Description of Site and Proposal**

1.1 The application site, which lies between Walkerburn Drive and Innerleithen Drive, Wishaw, has been cleared of its previous 3/4 storey flats and is currently a vacant, grassed site, with a toddlers play area to the Innerleithen Drive frontage.

1.2 It is proposed to erect 51 two-storey dwellings, comprising a mixture of terraced 2 to 4 bedroom houses and four blocks of 4 one-bedroom flats. Materials used would be a mixture of brick, some render and timber boarding and concrete tiled roofs. Landscaping would be provided including an equipped play area in the centre of the site.

2. **Development Plan**

2.1 The site is unzoned within the 1953 adopted Burgh of Motherwell and Wishaw Part Development Plan.

2.2 It lies within an Established Housing Area in the Southern Area Local Plan Finalised Draft (Modified 2001) and Policies HSG1, HSG5 and HSG10 are relevant.

3. **Consultations and Representations**

3.1 NLC Transportation Section have no objection to the parking and turning facilities provided for this redevelopment scheme, and would require roads to be constructed in accordance with the Council’s standards, which can be controlled by a condition.

3.2 NLC Community Services would require to approve full details of a landscaping scheme and the proposed play area, which are also matters which can be covered by planning conditions.

3.3 Both Scottish Power and Transco have replied that they have underground cables or a gas main passing though the site, which would require works at the applicants expense. Both these matters can be covered by notes to the applicant.

3.4 The Coal Authority have noted that the site is in the likely zone of influence of past coal workings close to the surface, which should be included as a note to the applicant.

3.5 Scottish Water had not replied to their consultation at the time of preparing this report. I would recommend that a standard note to the applicant be added to any consent, advising of the need for the agreement of Scottish Water on drainage details.

3.6 There are no other consultation issues raised by this application and no third party representations have been received.

4. **Planning Assessment and Conclusions**

4.1 The relevant development plan policies for the assessment of this application are housing policies HSG1, HSG5 and HSG10 of the Southern Area Local Plan Finalised Draft (Modified 2001). Housing use is clearly acceptable in principle in what is an Established Housing Area. Policy HSG1 seeks to direct new residential development to brownfield sites, encourage urban renewal and regeneration, and widen housing choice. Policy HSG5 states the Council’s commitment to support the continued involvement of housing associations in providing a range of housing opportunities.
4.2 The detailed criteria for the assessing of applications for housing development are set out in Southern Area Local Plan Policy HSG10. I am satisfied with the layout, mix and design of the proposed 51 new dwellings, which respect the materials and layout of the surrounding residential area, whilst offering an enhancement to the overall area. Individual private open space for the new dwellings is provided to the Council's standards, new landscaping is shown and a central equipped play area of approximately 1400 square metres is to be provided. This landscaping and play area provision I consider to be satisfactory, subject to control of details through conditions. Proposals for access and parking are also satisfactory, subject to the control of road construction details through planning conditions and the road construction consent process.

4.3 There have been no objections made to this application by third parties or consultees. All issues arising from consultation responses can be satisfactorily addressed by notes to the applicant. I therefore recommend approval of this application, subject to the conditions which have been set out above.