

Motherwell, 13 May 2005 at 10.45 am.

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

PRESENT

Councillor J. Coyle, Convener; Councillor Wilson, Vice-Convener; Provost Connelly; Councillors Barrie, Brooks, Gordon, Hogg, Lafferty, McGhee, J. McGuigan, Maginnis, Saunders and Wallace.

CHAIR

Councillor J. Coyle (Convener) presided.

IN ATTENDANCE

The Chief Committee Services Manager, Development Control Manager and the Road Networks Operation Manager.

ALSO IN ATTENDANCE

In respect of item 1

Mr. W. Banks, Agent.

In respect of item 2

Representing the applicant:-

Mr. S. Blake
Mr G. Watson.

Representing the objector:-

Mr. T. Delaney.

APOLOGIES

Councillors Burns, Gemmell, Gormill, Holloway, McCabe, McKenna, W. Martin, Moran and Shaw.

DECLARATION OF INTEREST

Prior to consideration of the following item of business, Councillor J. McGuigan declared a non pecuniary interest in the application and left the meeting.

PLANNING APPLICATION C/05/00059/FUL - ERECTION OF SINGLE STOREY DWELLINGHOUSE - 27 MAIN STREET, PLAINS

1. Under reference to paragraph 3 of the Minute of the meeting of this Committee held on 13 April 2005 in so far as it related to planning application C/05/00059/FUL for the erection of a single storey dwellinghouse at 27 Main Street, Plains, the Committee considered a report (docketed) by the Director of Planning and Environment and thereafter proceeded to hold a hearing.

Consideration was also given to oral representations made by the applicant's agent who was in attendance for this item.

Decided: that the application be refused in accordance with the Director's recommendation for the reasons outlined in the report.

PLANNING APPLICATION S/04/02250/FUL - ERECTION OF THREE NEW RETAIL WAREHOUSE UNITS EACH MEASURING 5,000 SQUARE FEET AND RECONFIGURATION OF ACCESS, CAR PARKING AND SERVICING ARRANGEMENTS - TEXSTYLE WORLD AND LINDA REID, BIRKENSHAW INDUSTRIAL ESTATE, RANNOCH ROAD, UDDINGSTON

2. Under reference to paragraph 3 of the Minute of the meeting of this Committee held on 13 April 2005 in so far as it related to planning application S/04/02250/FUL for the erection of three new retail warehouse units each measuring 5,000 square feet and the reconfiguration of the access, car parking and servicing arrangements at Texstyle World and Linda Reid, Birkenshaw Industrial Estate, Rannoch Road, Uddingston, the Committee considered a report (docketed) by the Director of Planning and Environment and thereafter proceeded to hold a hearing.

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

Decided: that the application be granted in accordance with the Director's recommendation subject to the conditions contained within the report, and further subject to the deletion of Condition 6 and its replacement with the following condition:-

"that details of a boundary wall to be positioned along the southern boundary of the site shall be submitted for the approval of the planning authority and thereafter be erected before development starts on site."

PLANNING APPLICATION S/04/01875/REM - ERECTION OF 138 DETACHED DWELLINGS AND ASSOCIATED ROADS AND FOOTPATHS - LAND WEST OF EXCELSIOR STREET, WISHAW

3. There was submitted a report (docketed) by the Director of Planning and Environment on an application for planning permission by Robertson Homes for the erection of 138 detached dwellinghouses and associated roads and footpaths on land west of Excelsior Street, Wishaw.

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

PLANNING APPLICATION S/04/01626/FUL - ERECTION OF 18 DETACHED DWELLINGHOUSES WITH ASSOCIATED ROUNDABOUT AND ACCESS ROAD (PHASE 1) - LAND TO THE REAR OF 1-11 WISHAW HIGH ROAD, CLELAND

4. There was submitted a report (docketed) by the Director of Planning and Environment on an application for planning permission by Langvale Limited for the erection 18 detached dwellinghouses with associated roundabout and an access road, Phase 1, on land to the rear of 1-11 Wishaw High Road, Cleland, Motherwell.

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

PLANNING APPLICATION S/04/01730/FUL - CONSTRUCTION OF 20 DETACHED DWELLINGHOUSES WITH ASSOCIATED ACCESS ROAD (PHASE 3) - LAND BETWEEN SPINDLESIDE COTTAGE AND STATION ROAD, CLELAND

5. There was submitted a report (docketed) by the Director of Planning and Environment on an application for planning permission by Langvale Limited for the construction of 20 dwellinghouses with an associated access road, Phase 3, on land between Spindleside Cottage and Station Road, Cleland.

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

PLANNING APPLICATION S/04/02070/FUL - ERECTION OF 24 DWELLINGHOUSES WITH ASSOCIATED ACCESS ROAD (PHASE 2) - LAND TO THE REAR OF 1-11 WISHAW HIGH ROAD, CLELAND, MOTHERWELL

6. There was submitted a report (docketed) by the Director of Planning and Environment on an application for planning permission by Langvale Limited for the erection of 24 dwellinghouses and an associated access road, phase 2, on land to the rear of 1-11 Wishaw High Road, Cleland, Motherwell.

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

The Convener, being of the opinion that the following items of business were urgent, relevant and competent, agreed to their consideration at this time.

PLANNING APPLICATION S/05/00119/FUL - RESIDENTIAL DEVELOPMENT COMPRISING 32 FLATTED TOWN HOUSES - LAND EAST OF 129 HOLYTOWN ROAD, BELLSHILL

7. There was submitted a report (docketed) by the Director of Planning and Environment on an application for planning permission by P and A Developments for a residential development comprising 32 flatted dwellinghouses on land to the east of 129 Holytown Road, Bellshill.

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

BRIDGE PARAPET REPLACEMENT PROJECT - WITHDRAWAL OF TENDER

8. Under reference to paragraph 22 of the Minute of the meeting of this Committee held on 11 May 2005, there was submitted a report (docketed) dated 6 May 2005 by the Director of Planning and Environment (1) advising the Committee (a) that McGarvey Construction Limited, having submitted the lowest offer for the Bridge Parapet Replacement Project contract, had been issued with a letter of acceptance from the Director of Administration, and (b) that the company had subsequently discovered that they had made an error of approximately £50,000 in their tender, and had intimated that they could not fulfil their obligations under the contract without payment of this additional sum; (2) indicating that the Director of Planning and Environment had declined to pay the additional sum as it would set an undesirable precedent; (3) intimating that McGarvey Construction Limited had been requested to hold to their original tender but felt they were unable to do so and had declined the Council's letter of award; (4) outlining the options open to the Council in attempting to resolve the matter including requiring assurances from McGarvey Construction Limited that they have taken steps to avoid a re-occurrence of a withdrawal from future contracts under similar circumstances, and (5) recommending appropriate action.

Decided:

- (1) that it be noted that McGarvey Construction Limited will now be selected to tender on a rotational basis only provided that assurances have been given that they have put measures in place to prevent a reoccurrence of the events outlined in the report, and
- (2) that the Director of Planning and Environment be authorised to approach the second lowest tenderer, PLS Construction Limited, to establish if they are willing to accept the award of the contract at the rates and prices submitted within their original tender, and if so to note that a further report would be brought to the Committee recommending acceptance of this tender.