

**Motherwell, 14 September 2005 at 11 am.**

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

**PRESENT**

Councillor McKenna, Vice-Convenor; Provost Connelly; Councillors Brooks, Cameron, Carmichael, Devine, Gemmell, Gormill, Gray, Griffin, Hogg, Holloway, Homer, Irvine, Johnston, Lafferty, McCabe, McGhee, McKendrick, Maginnis, W. Martin, Moran, Pentland, Saunders and Shaw.

**CHAIR**

Councillor McKenna (Vice-Convenor) presided.

**IN ATTENDANCE**

The Committee Services Manager; Director of Planning and Environment; Head of Planning and Development; Head of Protective Services; Head of Roads and Transportation; Development Control Manager, and Strategic Planning Manager.

**APOLOGIES**

Councillors Burns, Coyle, Gordon, McGuigan, Smith, Wallace and Wilson.

**PLANNING AND ENVIRONMENT (PROTECTIVE SERVICES) SUB-COMMITTEE - MINUTE OF MEETING HELD ON 9 AUGUST 2005**

1. There was submitted the Minute of the meeting of the Planning and Environment (Protective Services) Sub-Committee held on 9 August 2005.

**Decided:** that the Minute be noted and approved.

**PLANNING AND ENVIRONMENT (ROADS AND TRANSPORT) SUB-COMMITTEE - MINUTE OF MEETING HELD ON 10 AUGUST 2005**

2. There was submitted the Minute of the meeting of the Planning and Environment (Roads and Transport) Sub-Committee held on 10 August 2005.

**Decided:** that the Minute be noted and approved.

**PLANNING APPLICATIONS INDEX**

3. There was submitted a report (docketed) dated 14 September 2005 by the Director of Planning and Environment on applications received for planning permission.

With regard to planning application C/05/00853/FUL by Mr. J. Donaldson for the demolition and reconstruction of a farm house at North Lanrig Farm, Edinburgh Road, Newhouse, the Development Control Manager advised that should the Committee be minded to grant the application, the undernoted alterations to Conditions 4 and 5 were recommended:-

- (4) "that a visibility splay of 2.0 metres by 120 metres, measured from the road channel, shall be provided from the existing access to the right along Linrigg Road and the existing visibility splay of 2.0 metres by 90 metres to the left along Linrigg Road should be maintained and before the development hereby permitted starts, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line area 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".
- (5) "that before any demolition works start at the site the existing vehicular access shall be improved to 6 metres wide with the first 5 metres from the carriageway edge paved and provided with a dropped kerb, all to the satisfaction of the Planning Authority".

With regard to planning application S/05/01168/OUT by Mrs. Marjory Kennedy for the construction of four dwellinghouses at Greenhill Farm, Greenhill Road, Hareshaw, Cleland, the Development Control Manager advised the Committee of the submission of late representations from the applicant in support of her application.

**Decided:**

- (1) that with regard to planning application C/05/00853/FUL for the demolition and reconstruction of a farm house at North Lanrig Farm, Edinburgh Road, Newhouse, that the application be granted subject (a) to the following amendment to Conditions 4 and 5:-

- (4) "that a visibility splay of 2.0 metres by 120 metres, measured from the road channel, shall be provided from the existing access to the right along Linrigg Road and the existing visibility splay of 2.0 metres by 90 metres to the left along Linrigg road should be maintained and before the development hereby permitted starts, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line area 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".
- (5) "that before any demolition works start at the site the existing vehicular access shall be improved to 6 metres wide with the first 5 metres from the carriageway edge paved and provided with a dropped kerb, all to the satisfaction of the Planning Authority".

and (b) to Section 75 Agreement requiring restricted occupancy;

- (2) that with regard to planning S/05/01168/OUT for the construction of four dwellinghouses at Greenhill Farm, Greenhill Road, Hareshaw, Cleland, that the late representations be noted, and
- (3) that the applications be otherwise dealt with in accordance with the Annex to this Minute, subject to the conditions contained within the report by the Director of Planning and Environment.

**HOUSING DEVELOPMENTS IN THE COUNTRYSIDE**

4. Under reference to paragraph 2 of the Minute of the meeting of this Committee held on 26 July 2005, there was submitted a report dated 31 August 2005 by the Director of Planning and Environment (1) clarifying the current policy with regard to housing in the countryside; (2) outlining the background relative thereto; (3) indicating that there was a presumption against new development unless for agriculture, forestry, recreational or other uses requiring a rural location and that applicants were asked to provide justification for the proposals by way of a report from an independent agricultural expert and/or the submission of a business plan, and (4) recommending that the Committee note the report.

Relative thereto, Councillor Brooks requested, for the reasons detailed, that a seminar on this matter, together with information on general green belt release, held on a date to be arranged.

**Decided:**

- (1) that the report be noted, and
- (2) that a seminar on housing developments in the countryside and general green belt release issues be held on a date to be arranged.

**ENVIRONMENTAL IMPROVEMENTS - MAIN STREET, WISHAW**

5. There was submitted a report dated 8 September 2005 by the Director of Planning and Environment (1) seeking authorisation to proceed with a pilot exercise in Main Street, Wishaw which would result in the cleaning of gutters on the tenemented properties on the south side of Main Street, from the East Cross to the junction of Glasgow Road; (2) outlining the background relative thereto; (3) explaining that the Council could intervene in the maintenance of these tenemented properties by exercising its powers in terms of Section 20(1) of the Local Government in Scotland Act 2003; (4) advising that there would require to be a consultation exercise undertaken to seek the consent of the owners of the affected properties to undertake this work, and (5) intimating that the proposed cost of the work was £5,000 which could be met from the Planning and Environment Town Centres Programme budget.

**Decided:** that the environmental works required to complete the pilot exercise in Main Street, Wishaw be approved.

**SCHOOL CROSSING PATROL - SERVICE DIS-ESTABLISHMENTS**

6. There was submitted a report dated 18 August 2005 by the Director of Planning and Environment (1) seeking approval for the dis-establishment of unused school crossing patrol sites; (2) outlining the background relative thereto; (3) indicating that the patrol sites at Carlisle Road/Brownsburn Road, Airdrie and the Dunbeth Road/Muiryhall Street puffin crossing at Coatbridge had been monitored for usage and it was determined that neither met the criteria for the continuing provision for the school crossing patrol service; (4) indicating that the relevant schools had been informed that the sites would not be covered due to lack of use and lack of resources, and (5) recommending appropriate action.

**Decided:**

- (1) that the dis-establishment of the school crossing patrols sites as detailed in paragraph 3.4 of the report be approved, and
- (2) that the report be referred to the Community Services Committee for information.

**COMPOSITE CAPITAL PROGRAMME 2005/2006 - MONITORING REPORT**

7. There was submitted a report (docketed) dated 8 August 2005 by the Director of Planning and Environment (1) summarising the financial performance of the Planning and Environment Capital Programme for 2005/2006; (2) containing information on current expenditure up to and including 19 August 2005, and (3) providing a projection on the final expenditure position at the financial year end together with explanations for significant movements.

**Decided:** that the financial position of the Composite Capital Programme for 2005/2006 as at 19 August 2005 be noted.

**NEGOTIATED TENDER - REPAVE RESURFACING PROCESS (NORTHERN AREA) 2005/2006 -  
CONSENT TO AWARD CONTRACT**

8. Under reference to paragraph 8 of the Minute of the meeting of this Committee held on 17 August 2005, there was submitted a report dated 30 August 2005 by the Director of Planning and Environment (1) advising the Committee of the outcome of negotiations with Colas Limited for the Repave Resurfacing Process (Northern Area) 2005/2006 Contract; (2) indicating that the contractor had been advised, after negotiation, that he should expect to be given between £90,000 and £150,000 worth of work, and (3) recommending that the contract, in the indicative sum of £88,775.50, be accepted.

**Decided:**

- (1) that the Director of Administration accept the offer negotiated with Colas Limited in the indicative sum of £88,775.50 to carry out the Repave Resurfacing Process (Northern Area) 2005/2006 Contract;
- (2) that it be noted that the contractor had been advised to expect between £90,000 and £150,000 worth of work, and
- (3) that the report be otherwise noted.

**CARRIAGEWAY RECONSTRUCTION (CAPITAL) - SOUTHERN DIVISION 2005/2006**

9. There was submitted a report dated 18 August 2005 by the Director of Planning and Environment (1) advising the Committee of six tenders received in respect of the Carriageway Reconstruction (Capital) Southern Division Contract 2005/2006, and (2) indicating that the lowest tender for the works, which was that submitted by Ronald Docherty Civil Engineering in the amended sum, after checking of £410,850.79 had been consistently and competitively priced and was recommended for acceptance.

**Decided:**

- (1) that the Director of Administration accept the offer from Ronald Docherty Civil Engineering in the amended sum of £410,850.79 to carry out the Carriageway Reconstruction (Capital) Southern Division Contract 2005/2006, and
- (2) that the report be otherwise noted.

**FOOTWAY/FOOTPATH WORKS - NORTHERN AREA 2005/2006**

10. There was submitted a report dated 30 August 2005 by the Director of Planning and Environment (1) advising the Committee of five tenders received in respect of the Footway/Footpath Works Northern Area 2005/2006 Contract, and (2) indicating that the lowest tender for the works which was that submitted by Tough Construction Limited in the amended sum, after checking, of £153,628.27 had been consistently and competitively priced and was recommended for acceptance.

**Decided:**

- (1) that the Director of Administration accept the offer from Tough Construction Limited in the amended sum of £153,628.27 to carry out the Footway/Footpath Works Northern Area 2005/2006 Contract, and
  - (2) that the report be otherwise noted.
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**PETITION - REQUEST FOR CLOSURE OF LANES AT DUNVEGAN AVENUE, RANNOCH AVENUE, ACHRAY PLACE AND AVON PLACE, COATBRIDGE**

11. There was submitted a report dated 22 August 2005 by the Director of Administration advising the Committee of the submission of a petition from residents in the vicinity of Dunvegan Avenue, Coatbridge requesting the closure of the lane between Dunvegan Avenue, Rannoch Avenue, Achray Place and Avon Place, Coatbridge.

**Decided:** that consideration of the petition be continued pending the submission of a report by the Director of Planning and Environment.

**DEPARTMENT OF PLANNING AND ENVIRONMENT 2004/2005 - YEAR END PERFORMANCE**

12. Under reference to paragraph 24 of the Minute of the meeting of this Committee held on 15 September 2004, there was submitted a report (docketed) dated 14 September 2005 by the Director of Planning and Environment (1) advising of the performance of the Department of Planning and Environment for 2004/2005 with regard to the Accounts Commission's statutory performance indicators and selected key actions from the Service Improvement Plan; (2) intimating that the service information was recorded to assist the Department to become more effective and efficient; (3) advising that the information supported Local Agenda 21 activities, and (4) recommending that the Committee note the report.

**Decided:** that the report be noted.

**SCHOOL CROSSING PATROL SERVICE - OPERATIONAL PROCEDURE FOR CALL-OFFS AND UNCOVERED CROSSINGS**

13. Under reference to paragraph 13 of the Minute of the meeting of the Community Services Committee held on 31 August 2005, there was submitted a report dated 23 May 2005 by the Director of Community Services (1) providing an update on the procedure for call-offs and uncovered crossings within the school crossing patrol service; (2) outlining the background relative thereto, and (3) recommending that the Committee note the information.

**Decided:** that the report be noted.

**INDEX OF PLANNING AND ENFORCEMENT NOTICE APPEALS LODGED**

14. There was submitted a report (docketed) dated 14 September 2005 by the Director of Planning and Environment advising the Committee of planning appeals and enforcement notice appeals recently lodged with the Scottish Ministers.

**Decided:** that the report be noted.

**INDEX OF PLANNING AND ENFORCEMENT NOTICE APPEALS DECISIONS**

15. There was submitted a report (docketed) dated 14 September 2005 by the Director of Planning and Environment advising the Committee of recent decisions in respect of planning appeals and enforcement notice appeals.

**Decided:** that the report be noted.

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**CONFERENCES**

16. There was submitted a report (docketed) dated 1 September 2005 by the Director of Administration advising the Committee that seven invitations had been received in respect of attendance at conferences and seeking that consideration be given to these invitations.

**Decided:** that no attendance at the conferences be authorised.

**ANNEX**

- Application No:** N/04/01356/OUT
- Applicant:** Scottish Enterprise Lanarkshire
- Development/Locus:** Residential Development – Site to the East of Ratho Drive, Eastfield Road, Cumbernauld.
- Decision:** Grant, subject to referral to the Scottish Ministers
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- Application No:** N/05/00776/FUL
- Applicant:** T Mobile (UK) Limited
- Development/Locus:** Installation of Three Pole-Mounted Antennae, Cable Tray and Ancillary Development – 1 Tay Walk, Town Centre, Cumbernauld..
- Decision:** Site Visit
- 
- Application No:** N/05/00832/OUT
- Applicant:** Mr. M. Brady
- Development/Locus:** Residential Development (8 Flats and 6 Townhouses) – The Scythe and Land Opposite 52-54 High Barrwood Road, Kilsyth.
- Decision:** Grant
- 
- Application No:** N/05/00972/OUT
- Applicant:** Greenbud Limited
- Development/Locus:** Construction of 10 Flats – Site to the North of 2 Nethercroy Road, Croy, Kilsyth.
- Decision:** Site Visit and Hearing
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- Application No:** N/05/00988/OUT
- Applicant:** Steven Lemay
- Development/Locus:** Residential Development – 80 Cumbernauld Road, Muirhead.
- Decision:** Grant
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- Application No:** N/05/01048/OUT
- Applicant:** Vicky Wilkinson
- Development/Locus:** Construction of Dwellinghouse (In Outline) – Land to the East of Nethercroy Road, Croy, Kilsyth.
- Decision:** Refuse
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**PLANNING AND ENVIRONMENT – 14 September 2005**

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**Application No:** N/05/01137/FUL  
**Applicant:** Brian Gormley  
**Development/Locus:** Extension to Dwellinghouse – 5 Kingshill Avenue, Blackwood, Cumbernauld.  
**Decision:** Grant

**Application No:** N/05/01140/OUT  
**Applicant:** A Murray Properties and Developments  
**Development/Locus:** Residential Development plus Relocation of Community Centre and Playing Field – Playing Field, Land to the West and Community Centre, Lochend Avenue, Gartcosh.  
**Decision:** Site Visit

**Application No:** N/05/01200/FUL  
**Applicant:** Jacqueline Noble  
**Development/Locus:** Extension to a Ground Floor Cottage Flat – 12 Cumbernauld Road, Moodiesburn  
**Decision:** Grant

**Application No:** N/05/01214/FUL  
**Applicant:** Mr. Ahmed  
**Development/Locus:** Extension to Dwellinghouse – 2 Dalcrain Gardens, Moodiesburn.  
**Decision:** Refuse

**Application No:** N/05/01215/FUL  
**Applicant:** Michael Cochrane  
**Development/Locus:** Construction of a Dwellinghouse – Site Adjacent to 20 Old Garloch Road, Gartcosh.  
**Decision:** Grant

**Application No:** N/05/01250/FUL  
**Applicant:** Scottish Water  
**Development/Locus:** Ground Reprofilling and Installation of Buried Pipework and Chambers – Site to the North West of Kelvin Drive, Moodiesburn.  
**Decision:** Grant

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**Application No:** N/05/01282/FUL  
**Applicant:** Orange PCS Limited  
**Development/Locus:** Installation of 15 Metre High Telecommunications Mast and Associated Equipment – Site to the North West of 2 Napier Way, Napier Road, Wardpark North, Cumbernauld.  
**Decision:** Grant

**Application No:** N/05/01283/FUL  
**Applicant:** Cumbernauld United FC  
**Development/Locus:** Erection of a Snack Bar and a Licensed Club (Retrospective Application) – Guys Meadow Stadium, Old Glasgow Road, The Village, Cumbernauld.  
**Decision:** Grant

**Application No:** N/05/01289/FUL  
**Applicant:** Mr. S. Gibson  
**Development/Locus:** Siting of a Snack Van – Parking Bay Adjacent to 32-36 Tannoch Drive, Lenziemill, Cumbernauld.  
**Decision:** Grant

**Application No:** C/02/00194/AMD  
**Applicant:** Shanks Waste Services Limited  
**Development/Locus:** Proposals to Vary Phasing Operations and Restoration Details for Reclamation and Land Filling (Submitted in Accordance with Condition 2 of Planning Permission M86/458) Shanks Landfill Site, Meikle Drumgray Road, Greengairs, Airdrie.  
**Decision:** Site Visit and Hearing

**Application No:** C/02/00347/FUL  
**Applicant:** Lanarkshire Acute Hospitals NHS Trust  
**Development/Locus:** Alterations to Existing Car Park and Formation of New Car Parks with Associated Lighting and Landscaping – Monkland District General Hospital, Monkscourt Avenue, Airdrie.  
**Decision:** Grant

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**PLANNING AND ENVIRONMENT – 14 September 2005**

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**Application No:** C/04/01996/FUL  
**Applicant:** Mr. S. Walker  
**Development/Locus:** Erection of Two Storey Extension to Gable End of Dwellinghouse – 59 High Burnside Avenue, Coatbridge.

**Decision:** Grant

**Application No:** C/05/00816/FUL  
**Applicant:** Mr. D. Kelly  
**Development/Locus:** Erection of Two Storey Building with Two Shops on Ground Floor (One Hot Food Takeaway) and Two Dwellinghouses on First Floor – Land to the East of 68 Main Street, Caldercruix, Airdrie.

**Decision:** Grant

**Application No:** C/05/00853/FUL  
**Applicant:** Mr. J. Donaldson  
**Development/Locus:** Demolition and Reconstruction of Farm House – North Linrigg Farm, Edinburgh Road, Newhouse.

**Decision:** Grant – subject to Section 75 Agreement Requiring Restricted Occupancy.

**Application No:** C/05/00859/OUT  
**Applicant:** Mr. A. MacDonald  
**Development/Locus:** Erection of 1½ Storey Dwellinghouse – Land North of 3 Carrick Place, Glenboig.

**Decision:** Refuse

**Application No:** C/05/00927/FUL  
**Applicant:** Persimmon Homes  
**Development/Locus:** Closure of Footpath and Incorporation of Associated Open Space within Garden Ground – Land to the East of 1 Glencairn Drive, Coatbridge.

**Decision:** Grant

**Application No:** C/05/01029/OUT  
**Applicant:** Mario Rea  
**Development/Locus:** Change of Use of Industrial Land to Residential (In Outline) - Express Dairies, 50 Main Street, Plains, Airdrie

**Decision:** Grant

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**PLANNING AND ENVIRONMENT – 14 September 2005**

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**Application No:** C/05/01286/FUL  
**Applicant:** William Hill (Scotland) Limited  
**Development/Locus:** Change of Use from Class 1 to Class 2 (Licensed Bookmakers) - 1C Buchanan Street, Airdrie.  
**Decision:** Grant

**Application No:** C/05/01339/FUL  
**Applicant:** Mr. and Mrs. Fegan  
**Development/Locus:** Erection of Rear Extension and Conservatory – 3 Weir Cottages, Annathill.  
**Decision:** Grant

**Application No:** S/05/00187/FUL  
**Applicant:** Mr. and Mrs. Maguire  
**Development/Locus:** Erection of Dwellinghouse – Plot 3, Land East of 23 Greenhill Road, Hareshaw, Cleland.  
**Decision:** Site Visit and Hearing

**Application No:** S/05/00220/OUT  
**Applicant:** William Morrison Supermarkets plc  
**Development/Locus:** Proposed Extension to existing Foodstore, Car Parking and Servicing Arrangements – Morrisons Supermarket, John Street, Bellshill.  
**Decision:** Grant

**Application No:** S/05/00876/OUT  
**Applicant:** Mrs. Jin Feng Lee  
**Development/Locus:** Erection of Two Storey Building Comprising Hot Food Takeaway on Ground Floor and Flatted Dwelling Above (In Outline) – Land Adjoining 392-394 Brandon Street, Motherwell.  
**Decision:** Grant

**Application No:** S/05/00920/FUL  
**Applicant:** Mr. A. Ali  
**Development/Locus:** Demolition of Derelict Shop Premises and Erection of Two Storey Dwellinghouse – 30-32 West Main Street, Harthill, Shotts.  
**Decision:** Grant

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**PLANNING AND ENVIRONMENT – 14 September 2005**

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**Application No:** S/05/01028/OUT  
**Applicant:** C and F Car Sales  
**Development/Locus:** Residential Development (In Outline) – Campbell Fairfull Car Sales, 111 Westwood Road, Newmains.  
**Decision:** Grant

**Application No:** S/05/01061/FUL  
**Applicant:** Mr. and Mrs. P. Johnstone  
**Development/Locus:** Erection of Two Storey Site Extension – 9 Tulloch Gardens, Motherwell.  
**Decision:** Site Visit and Hearing

**Application No:** S/05/01107/FUL  
**Applicant:** Mr. G. Watson  
**Development/Locus:** Conversion and Extension to Outbuilding to Form Dwellinghouse – Land at Currieside Piggery (West of) Station Road, Shotts.  
**Decision:** Refuse

**Application No:** S/05/01126/FUL  
**Applicant:** Reid and Orchiston Limited  
**Development/Locus:** Extension to Office Area – Single Storey, Unit 1, 347 Orbiston Street, Motherwell.  
**Decision:** Grant

**Application No:** S/05/01168/OUT  
**Applicant:** Mrs. Marjory Kennedy  
**Development/Locus:** Construction of Four Dwellinghouses – Greenhill Farm, Greenhill Road, Hareshaw, Cleland.  
**Decision:** Refuse

**Application No:** S/05/01255/FUL  
**Applicant:** William Tracey  
**Development/Locus:** Erection of Telescopic Amateur Radio Mast (6.7 Metres Lowered, 10.9 Metres Raised) 4 Finnie Wynd, Motherwell.  
**Decision:** Site Visit

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**PLANNING AND ENVIRONMENT – 14 September 2005**

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**Application No:** S/05/01277/FUL  
**Applicant:** Lakha Limited  
**Development/Locus:** Extension to Rear of Hotel to Provide Kitchen Accommodation – Bothwellpark Hotel, 315 New Edinburgh Road, Uddingston.  
**Decision:** Grant

**Application No:** S/05/01311/FUL  
**Applicant:** Mrs. C. Kennedy  
**Development/Locus:** Erection of a Single Storey Extension to Rear of Shop Premises – 159D Netherton Road, Wishaw.  
**Decision:** Refuse

**Application No:** S/05/01387/FUL  
**Applicant:** Transform Schools  
**Development/Locus:** Formation of Temporary Construction Access – Land Adjacent to St. Patrick's Primary School, Coronation Road East, Motherwell  
**Decision:** Site Visit and Hearing