

Application No: N/05/00888/OUT

Date Registered: 26th May 2005

**Applicant:** **Jamieson Medical Practice**  
**8 Station Road**  
**Muirhead**

Agent: Bradford Robertson Architects  
Fortune House  
74 Waterloo Street  
Glasgow

**Development:** **Construction of a Doctors' Surgery with Associated Car Parking, and the Construction of a Roundabout.**

**Location:** **Lanrig Park**  
**Lindsaybeg Road**  
**Chryston**

Ward: 69: Chryston and Auchinloch Councillor Charles Gray

Grid Reference: 268282 669923

File Reference: N/05/00888/OUT

Site History:

Development Plan: The site is covered by leisure and recreation policies for maintaining and improving facilities in the Strathkelvin Southern Area Local Plan 1983 and by a policy protecting existing leisure and recreation facilities in terms of the emerging Northern Corridor Local Plan (Finalised Draft) 2000.

Contrary to Development Plan: Yes

**Consultations:** Scottish Water (Objection)

**Representations:** 9 Representation Letters

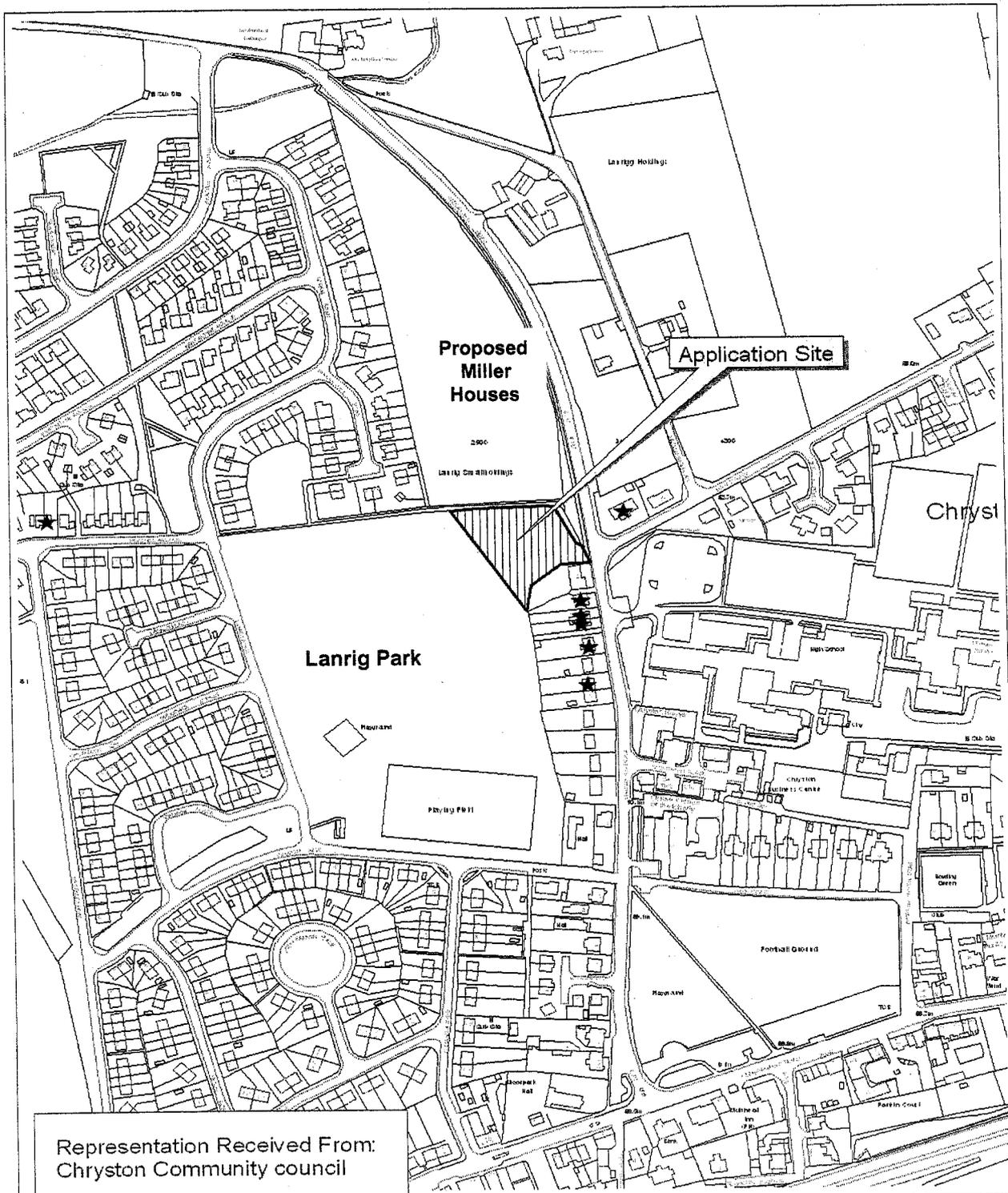
Newspaper Advertisement: 8<sup>th</sup> June 2005

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

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

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

2. That the development hereby permitted shall be started, either within 5 years of the date of this permission, or within 2 years of the date of which the last of the reserved matters are approved, whichever is the later.



Representation Received From:  
Chryston Community Council

Produced by  
Planning and Environment Department  
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N/0500888/OUT  
Jamieson Medical Practice  
Land To the North Of  
61 Lindsaybeg Road Chryston  
Construction of a Doctors' Surgery  
& Associated Car Parking  
★ Representation

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

3. That before the development starts, a further planning application shall be submitted to the Planning Authority in respect of the following matters:-
  - (a) the siting, design and external appearance of all buildings and other structures;
  - (b) the means of access to the site, including roundabout;
  - (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 of drainage works, and
  - (f) the disposal of sewage.

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

4. That notwithstanding the generalities of condition 3 above, the access road requires to be designed and constructed to RCC standard, and parking provision shall be based on the former SRC Guidelines for Development Roads 1986.

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

5. That notwithstanding the generalities of condition 3 above, prior to the submission of the Reserved Matters application, written confirmation shall be provided by the applicant to the effect that Scottish Water will allow a connection to the public sewerage system.

**Reason:** To safeguard the amenity of the area and to ensure that the proposed drainage scheme complies with appropriate regulations.

6. That notwithstanding the generalities of Condition 3 above, the surface water drainage scheme shall comply with the Scottish Environment Protection Agency (SEPA) principles of Sustainable Urban Drainage Systems (SUDS).

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

7. That notwithstanding the generalities of Condition 3 above, the Reserved Matters application shall be accompanied by a site investigation survey prepared in accordance with British Standard Code of Practice BS 10175:2001 with particular reference to CIRIA Report 149 "Protecting Development from Methane".

**Reason:** In the interests of amenity as Chryston is an area of naturally occurring methane gas.

#### **NOTE TO COMMITTEE**

If granted, this application will have to be notified to the Scottish Ministers in accordance with the Town & Country Planning (Notification of Applications) (Scotland) Direction 1997 because the proposed development constitutes a departure from the Local Plan and the Council has a financial interest.

#### **Background Papers:**

Application form and plans received 26th May 2005  
Letter from Scottish Water received 4th July 2005

Letter from Lesley Pollock, Headteacher, Chryston Primary School, Lindsaybeg Road, Chryston received 17<sup>th</sup> June 2005.

Letter from Jamieson Medical Practice, The Surgery, 8 Station Road, Muirhead received 22<sup>nd</sup> June 2005.

Letter from Mrs Joyce Gibson, 59 Lindsaybeg Road, Chryston received 28<sup>th</sup> June 2005.

Letter and amended plan from Bradford Robertson Architects, 74 Waterloo Street, Glasgow received 1<sup>st</sup> July 2005.

Letter from Councillor Charles Gray, PO Box 14, Civic Centre, Motherwell

Letter from Mr James Kane & Mrs Kane, 63 Lindsaybeg Road, Chryston, G69 9DN received 16th June 2005.

Letter from Charles E. Irwin, 55 Lindsaybeg Road, Chryston, Glasgow, G69 9DW received 21st June 2005.

Letter from Mr & Mrs. Dekker, 49 Lindsaybeg Road, Chryston, Glasgow, G69 9DW received 22nd June 2005.

Letter from Mrs Christine Kerr, 57 Lindsaybeg Road, and Mrs Joyce Gibson, 59 Lindsaybeg Road, Chryston, Glasgow, G69 9DW received 21st June 2005.

Letter from Susan Pyne, 53 Lindsaybeg Road, Chryston, Glasgow, G69 9DW received 22nd June 2005.

Letter from Mrs Helen Smith, 18 Peathill Avenue, Chryston, Glasgow, G69 9NP received 30th June 2005.

Letter from Miss R Anderson, 1 Neuk Avenue, Muirhead, Glasgow, G69 9EX received 30th June 2005.

Letter from Mrs Christine Kerr, 57 Lindsaybeg Road, and Mrs Joyce Gibson 59 Lindsaybeg Road, Chryston, G69 9DW received 19th July 2005.

Any person wishing to inspect these documents should contact Mrs Kirsten Devlin at 01236 616463.

## APPLICATION NO. N/05/00888/OUT

### REPORT

#### 1. Description of Site and Proposal

- 1.1 This application is for the construction of doctors' surgery, associated car parking and roundabout on an area of open space that forms part of Lanrig Park in Chryston. The site lies north of 61 Lindsaybeg Road and south of the Jubilee Path and the Lanrig Holdings site, in respect of which the Council have agreed to grant planning permission to Miller Homes for the construction of 31 houses. The Miller application has been notified to the Scottish Ministers and their decision is awaited.
- 1.2 The application site has an area of 0.34 hectares, while Lanrig Park has an overall area of approximately 4.9 hectares.

#### 2. Development Plan

- 2.1 Under the terms of the Strathkelvin Southern Area Local Plan 1983, the site is identified as a leisure and recreation site that should be maintained, while Policy LR4 identifies the site as requiring general improvements. In terms of the Northern Corridor Local Plan (Finalised Draft) 2000 the site is covered by Policy LR1, which states there is a presumption against development adversely affecting existing open spaces, except where the development provides for outdoor recreation, nature conservation or landscape protection and enhancement.

#### 3. Consultations and Representations

- 3.1 My Traffic and Transportation Section has no objections to the proposals subject to the imposition of conditions relating to the standard of road and parking provision.
- 3.2 Scottish Water objects to this application, as there are constraint issues within the wastewater network system in the area. They have however confirmed that they will remove the objection if the applicant can demonstrate that the development will not have an impact on their assets, or that suitable infrastructure can be put in place to support the development.
- 3.3 None of the other consultees have any objections to the proposal.
- 3.4 Eight letters of objection have been received, the main points of which, and my comments thereon are as follows:
- The proposal is contrary to Policy LR1 of the Local Plan, which seeks to protect existing leisure and recreation facilities, with a presumption against development. It is also pointed out that the site is a well-used facility.

**Comment:** The proposal is not in accordance with the Local Plan policy zoning. While Lanrig Park may be well used, the Council's Department of Community Services have declared the application site surplus to their requirements.

- Policy LR4 outlines the need for housing developments to provide adequate open space and play areas. As more housing has been approved at Lanrig Holdings then there is a need for more open space in order to promote an active and healthy lifestyle in children.

**Comment:** The proposed housing development to the north will contain 31 family houses. The Council have agreed to grant consent, and a Legal Agreement will be concluded with Miller

Homes in respect of a financial contribution towards the upgrading of an existing equipped play area at the south end of Lanrig Park.

- The proposal will have a detrimental effect on the natural environment by the removal of 1 Oak and 4 Poplar trees.

**Comment:** While it is unfortunate that the trees will require removal, they are not covered by a Tree Preservation Order and the Community Services Department have not objected to the proposed doctors' surgery.

- The proposal would have a significant impact on biodiversity. Many natural habitats have already been lost in the area.

**Comment:** It is considered that the proposal will have little impact on biodiversity.

- Several springs rise in the park and the site is one of the lowest points. Questions regarding the effect on the watercourses and on existing properties in the immediate area have been raised.

**Comment:** This matter will be covered in the detailed design of the proposed development.

- The proposal together with the new housing development at Lanrig Holdings will have a detrimental effect on the semi-rural nature of the area.

**Comment:** It is agreed that this area has a semi-rural character as it is close to the edge of the residential area. However, as both sites are within the residential 'envelope' it is considered that this proposal will not have a detrimental effect.

- The proposed surgery will obscure the open aspect of the Campsie Fells that the properties along Lindsaybeg Road currently have, particularly as the building is two storeys in height while the residential properties are single storey.

**Comment:** A number of residential properties will have a restricted view, but that there is no entitlement to a view under the planning legislation.

- The proposed surgery will overlook several private rear gardens.

**Comment:** The first layout indicated that the rear two-storey element of the surgery would overlook the rear gardens at Lindsaybeg Road, especially no. 61. However, the amended layout shows the building positioned to the east of the site taking it further away from the properties. While there will be the ability to look over to the gardens of these properties it is considered that the surgery will be a sufficient enough distance away from these properties so as not to have a significant impact on privacy.

- There is concern that the proposal, combined with the residential development at Lanrig Holdings, will increase traffic volumes to the detriment of school children and elderly residents. It is stated that the traffic has already risen significantly since the junction at the M73 at Gartcosh was constructed. There is also concern that the traffic levels are set to rise with the regeneration project at Gartcosh and the redevelopment of Woodilee hospital. Lindsaybeg Road already suffers from high volumes of speeding traffic, which the Council has tried to alleviate by introducing traffic calming measures and speed restrictions. These traffic problems also result in many residents experiencing problems when entering and exiting their driveways.

**Comment:** While this proposal and that for the residential development adjacent will lead to an increase in traffic, my Traffic and Transportation Team have not raised this as being an issue.

The introduction of a roundabout at the entrance to the site will help to reduce the speed of the vehicles on Lindsaybeg Road.

- As this is an area where there are a number of traffic related problems there is an expectation that a Traffic Access and Impact Study be carried out.

**Comment:** My Traffic and Transportation Team have not requested any form of traffic study.

- 11 agencies including two schools, registry office and social work office are already situated on Lindsaybeg Road.

**Comment:** It is accepted that this part of Chryston has a number of different uses situated on or accessed from Lindsaybeg Road. However, this is not in itself a reason for refusal, especially since my Traffic and Transportation Team have not raised any issues with respect to traffic volumes.

- A roundabout was rejected by residents in the past and will not alter the volume of traffic.

**Comment:** My Traffic and Transportation Team are satisfied with the principle of a roundabout. While it will not alter the volume of traffic, it will have a positive impact on traffic management and speed of traffic in the area.

- The new access to the practice would be a danger to schoolchildren approaching the schools via the Jubilee Path. If approved, children will have to cross the site access or to avoid this they will have to cross north at the traffic calmed area where there is no patrol. They would then need to cross Main Street and the school entrance, all of which is not as safe as the present route.

**Comment:** My Traffic and Transportation Team Leader has not raised any issues with respect to the schools route. Pedestrian guard rails will be incorporated into the roundabout design.

- The proposal is at the wrong end of the village for the residents of Crowwood, Gartcosh and Mount Ellen. It would be better in a more central location.

**Comment:** It is considered that the site is reasonably located, taking into account the fact that the medical practice covers a wide area which includes Stepps, Auchinloch, Lenzie, Gartcosh, Condorrat, Glenboig and Annathill as well as Muirhead and Chryston.

- Patients will have difficulty crossing Lindsaybeg Road especially from Main Street at peak times.

**Comment:** As before, my Traffic and Transportation Team Leader has not raised this as an issue.

- Questions have also been raised about what other sites have been investigated by the practice, and what further development is anticipated as there appears to be an access through to the remainder of the open space.

**Comment:** While the doctors' practice has not provided details of other sites they have investigated, this information was submitted for their application at Station Road, Muirhead, which was withdrawn in May 2003. At this time they confirmed that 7 other sites had been investigated all of which were either unsuitable in terms of size or the fact that the owners had other plans for them. It is understood that a condition of the sale of land will require the medical practice to ensure access is able to be gained to the remainder of Lanrig Park. It must be stressed that the Council has no plans at present for any further development in the Park

- There is concern that the Council is selling off land to the detriment of the environment, and that the area is becoming very built up.

**Comment:** While the area is becoming more built-up, the majority of Lanrig Park will remain, and the 'countryside' commences just a few hundred metres along Lindsaybeg Road.

- Chryston Community Council has pointed out that there is a lack of definition of footpath routes on the proposed plan and that traffic calming will be necessary at the south side of the new roundabout for safe pedestrian access across Lindsaybeg Road.

**Comment:** If approved, the above details will be dealt with at the reserved matters stage.

- The Community Council has also stated that HGV's will have difficulty negotiating the roundabout, and they also raised concern that the plan did not outline the distance of the development to adjacent boundaries.

**Comment:** My Traffic and Transportation Team have not raised any issues with respect to the roundabout, however, the fine detail will be the subject of a Roads Construction Consent. While no boundary distances were specifically outlined, the submitted plan was to scale.

- Further concern has been expressed by two residents that the amended proposal will have a larger impact on biodiversity as the site has been extended.

**Comment:** The amended site area is approximately 0.1 hectares larger than the initial site, however, it is considered that the proposal will have a minimal impact on biodiversity.

- 3.5 Please note that Councillor Gray has confirmed he supports the proposal, but is however opposed to the sale of the remainder of the park.

#### **4. Planning Assessment and Conclusions**

- 4.1 As required by Section 25 of the Town and Country Planning (Scotland) act 1997, all planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In the consideration of this planning application, the key issues are the Local Plan policy zoning of the site and the concerns of the objectors.
- 4.2 Under the terms of both the Strathkelvin Southern Area Local Plan 1983 and the Northern Corridor Local Plan (Finalised Draft) 2000, the site has a leisure and recreation zoning that seeks to maintain these areas, and has a presumption against development unless for appropriate recreation or nature conservation uses.
- 4.3 As the proposal is contrary to the Local Plan policy zoning, consideration must be given to the fact that it is for a doctors' surgery, which is an important community facility. The practice has indicated that their current premises are no longer acceptable as they are too small and there is no scope to extend the property. It has also been stated it does not pass health and safety requirements for their patients or the new legislation for disability access. The Council's Department of Community Services have declared the application site surplus to their requirements.
- 4.4 It is considered that the need for an improved doctors' surgery and the fact that the Council have declared the land surplus to requirements outweigh the Local Plan policy zoning in this instance. Furthermore, consideration requires to be given to the fact that the proposal will take up approximately 7% of the overall area of Lanrig Park, leaving over 4.5 hectares undeveloped.

- 4.5 Notwithstanding the concerns raised by the objectors, and discussed in section 3 above, it is recommended that planning permission be granted. It should be noted that a local resident has requested that the P & E Committee conduct a site visit and hearing prior to determining this planning application.
- 4.6 If the P & E Committee accepts this recommendation, the application will require to be notified to the Scottish Ministers since the proposed development constitutes a departure from the Local Plan and the Council has a financial interest in the site.