

NORTH LANARKSHIRE COUNCIL
REPORT

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: Erection of Six Bedroom Residential Care Home For Children on Site of Former Meadowside House Nursing Home, Forrest Street, Airdrie Town & Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended
From: DIRECTOR OF PLANNING AND ENVIRONMENT	
Date: 31st January 2007	Ref: C/06/00728/NID

1. Purpose of Report

- 1.1 The purpose of this report is to advise the Committee that the Council's proposal to erect a 6 Bedroom Residential Care Home for Children on the Site of the Former Meadowside House Nursing Home, Forrest Street, Airdrie. The Development has been advertised in the local press and objections have been received following the statutory neighbour notification procedure. The proposed development will therefore require to be notified to the Scottish Ministers under the relevant legislation.

2. Background

- 2.1 North Lanarkshire Council, through its Social Work Department, intends carrying out the above development in accordance with planning application reference C/06/00727/NID which was registered on the 3rd May 2006. A location plan is attached.
- 2.2 The relevant planning application has been processed in accordance with the requirements of the Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended. Representations to the proposal have been received against the proposal following the local newspaper advertisement and from notified neighbours. The Council must now give notice of its intention to carry out the development to the Scottish Ministers to afford them the opportunity to consider whether or not they wish to call in the application for their determination. If the Ministers do not call in the application, then planning permission will have been deemed to have been granted. If the Ministers do call in the application, then they may hold a public local inquiry before reaching their decision.
- 2.3 The formal Notice of Intention to Develop was sent to the Scottish Ministers on the 9th November 2006 along with my comments on the representations received, which are contained in Appendix 1.

2.4 By letter dated 15th January 2007 the Scottish Ministers advised that the Council were not required to make an application for planning permission in respect of this development in terms of Regulation 6(3) of the regulations and that planning permission is accordingly deemed to have been granted by the Scottish Ministers.

3. Sustainability Implications

3.1 None

4. Corporate Considerations

4.1 None

5. Recommendation

5.1 It is requested that the Committee note the contents on this report.



David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT
(17th January 2007)

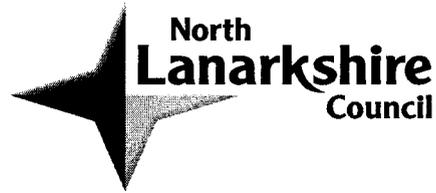
Local Government Access to Information Act: for further information about this report, please contact Ian Johnston, on 01236 812382

Background Papers :

Appendix 1 : NLC Comments on Representations Received

Application form and plans.

The Notice of Intention to Develop and its relevant Schedule.
Letter from Scottish Ministers received 17th January 2007



**Town and Country Planning (Development by Planning Authorities) (Scotland)
Regulations 1981, as amended.**

Application Number : C/06/00728/NID
Proposed Development : *Erection of Six Bedroom Residential Care Home for Children*
Location : *Site of Former Meadowside House Nursing Home, Forrest Street, Airdrie*

REPRESENTATIONS AGAINST THE PROPOSED DEVELOPMENT AND NORTH LANARKSHIRE COUNCIL'S OBSERVATIONS THEREON :

No	Name & Address	Nature of the Representations	NLC Observations
1	F Bley	<ol style="list-style-type: none"> 1. The appearance of the proposed building is completely out of character with the properties in the area. 2. The building materials are not in keeping with the regulations for a Conservation Area. 3. Several trees will require to be felled although these are covered by a Tree Preservation Order. Those trees are an essential part of the Conservation Area and contribute to the character of the area. 4. There is a colony of bats in the area which are a protected species and the removal of any trees may be detrimental to their habitat. 5. The building footprint is well in front of the building line established on both sides of Forrest Street. 6. The development type could adversely affect residential amenity within the surrounding area through the introduction of potentially anti-social persons within the building which could cause fear and alarm to adjacent residents including the nearby sheltered housing complex. 7. This project is a waste of public funds as the site could fetch greater revenue to the council and these sums could go towards upgrading 	<ol style="list-style-type: none"> 1. Although modern in design, the new building has been carefully designed with its location in mind and draws upon many features and materials found within the Conservation Area.(OBS.1) 2. The proposed rendered walls draw from the prominent property at no.1 Motherwell Street and the overhanging eaves and exposed rafter ends are a feature found throughout the Conservation Area. The use of a "terned steel" roof will produce the lasting appearance of a lead roll roof, a material commonly found with Conservation Area of this type.(OBS.2) 3. Being located within a Conservation Area there is no absolute prohibition against tree removal although every proposal involving tree felling etc. requires the prior approval of the planning authority and is considered on its own merits. Only 3 existing trees will be removed to accommodate this development, none of which are placed along Forrest Street. As part of the proposals additional tree planting is proposed to enhance the "leafy" nature of

		existing Care Homes in Airdrie which are being considered for closure.	<p>Forrest Street where no trees currently exist.(OBS.3)</p> <p>4. A habitat survey has been commissioned to determine the presence of any protected species within the site. Should any presence be established then appropriate mitigation measures will be required to protect any habitats.(OBS.4)</p> <p>5. There is no established building line on the south side of Forrest Street and the proposed building is set back further than most properties in the area.(OBS.5)</p> <p>6. There is no evidence to support the claim that the proposed use would introduce anti-social elements into the area although this is a matter outwith the remit of the planning authority and best controlled through the police.(OBS.6)</p> <p>7. This is not a relevant planning consideration. (OBS.7)</p>
2, 7, 34, 35, 29, 32, 23, 30, 18, 16, 15	D Campbell, B Currie, R Smith, M Sommerville, J Reid, A Robertson, J Mair, A Reid, B Hooper, I Gilchrist, H Gartshore	<ol style="list-style-type: none"> The introduction of male youths would make the elderly and the community feel threatened by potentially unacceptable aspects of anti-social behaviour. The development would change the ambience of one of Airdrie's most prestigious streets The building regulations previously required that development was to be positioned in line with Rosemount Court. This proposal is a clear breach of those regulations Being in the Conservation Area there is a prohibition against the felling of any trees. This proposal has been put forward without any adequate consultation with adjacent residents. 	<ol style="list-style-type: none"> see OBS.6 above see OBS.1 above see OBS.5 above see OBS.3 above This proposal was the subject of full and proper consultation in terms of the statutory neighbour notification procedures. In addition the application was formally advertised in the local newspaper.(OBS.8)
3,9	E Carroll, Mr & Mrs Dolan	<ol style="list-style-type: none"> The proposed modern style building is not in keeping with the ambience of the street which forms part of a Conservation Area. The building contravenes the building line of the original site i.e. Meadowside House Previous requests by residents to fell trees have been refused. Why is money being spent on this facility when other similar facilities are being closed down. 	<ol style="list-style-type: none"> see OBS.1 & 2 above see OBS.5 above see OBS.3 above see OBS.7 above
4	B Clarke	<ol style="list-style-type: none"> 1-4 as per previous (E Carroll) Concern over the content of such homes in close proximity to dwellings and a respectable area. 	1-5. see OBS.1,2,3,5,6 & 7 above
5	SA Cook	1-4 as per previous (E Carroll)	see OBS. 1,2,3,5 & 7 above
6	Mr & Mrs Cooper	1. The appearance of the building is	1. see OBS.1 & 2

		<p>not in keeping with this section of Forrest Street.</p> <p>2. The proposal is contrary to the local and structure plans in terms of building design.</p>	<p>2. all application requires to take account of the relevant design guidance as included within the development plan. Having regard to this the proposal is considered acceptable.(OBS.9)</p>
8	Mr & Mrs Dalchow	<p>1. There would be a loss of privacy by the building looking into the adjacent dwelling.</p> <p>2. The design of building is out of character with existing traditional styles within the Conservation Area.</p> <p>3. The development will introduce an increase in road traffic around the site entrance on Forrest Street.</p>	<p>1. privacy to the adjacent properties has been addressed by eliminating overlooking windows and providing 2 metre fencing along all boundaries to the site.(OBS.9)</p> <p>2. see OBS.1 & 2 above</p> <p>3. the scale of development in relation to previous use of the site would suggest a lower level of traffic and would generate a relatively low number of trips on Forrest Street.(OBS.10)</p>
10	Dr BP Dunn	<p>1. The building line of the new build breaches the building line of the former building and that of the adjacent buildings</p> <p>2. The proposed external materials and design are alien to the surroundings.</p> <p>3. The loss of trees is unacceptable as only dead or diseased trees within the Conservation Area should be removed.</p>	<p>1. see OBS.5 above</p> <p>2. see OBS.2 above</p> <p>3. see OBS.3 above</p>
11	E & J Elliott	<p>1. Finance is being incurred when the Council are "strapped for cash" and the sale of the to a private developer would bring in finances.</p> <p>2. The building is facing the wrong way round.</p>	<p>1. see OBS.7 above</p> <p>2. the siting of the building towards Forrest Street is appropriate and acceptable.</p>
12	P Fallon	<p>1. Mature trees would be lost to accommodate the development</p> <p>2. The modern design of the building is inappropriate to this Conservation Area location and would destroy the ambience of the street.</p>	<p>1. see OBS.3 above</p> <p>2. see OBS.1 & 2 above</p>
13	M Farquharson	<p>1-2 as previous</p> <p>3. The proposed use would introduce increased noise and persistent intimidation to adjacent residents by users of the home and visitors.</p>	<p>1-2 see OBS.1,2 & 3 above</p>
14	E Fulton	<p>1. The use would potentially encourage anti-social problems into a residential area with a lot of elderly people.</p>	<p>1. see OBS.6 above</p>
17	L Goldie	<p>1. The implications on the Conservation Area are alarming.</p> <p>2. There are existing buildings elsewhere suitable for this purpose</p>	<p>1. see OBS.1 & 2 above</p> <p>2. see OBS.7 above</p>
19	J Hutchison	<p>1. There are other similar facilities nearby that could accommodate the use.</p> <p>2. The proposed use is inappropriate to the Conservation Area location.</p>	<p>1. see OBS.7 above</p> <p>2. see OBS. 1 & 2 above</p>

20	P Keers	<ol style="list-style-type: none"> 1. The design and external treatment is inappropriate to the Conservation Area location. 2. Several mature trees would be lost and these contain protected species i. e. bats etc. 3. Previous applications have been refused on grounds of inappropriate design/materials etc. and approval of this proposal would set a precedent. 	<ol style="list-style-type: none"> 1. see OBS.1 & 2 above 2. see OBS.3 above 3. see OBS.9 above
21	HJR Lang	<ol style="list-style-type: none"> 1. Building line is set forward of established line along street 2. Several mature trees will require to be felled. 	<ol style="list-style-type: none"> 1. see OBS.5 above 2. see OBS.3 above
22	Mr & Mrs Lawson	<ol style="list-style-type: none"> 1. The design and treatment of the new build is inappropriate to the location. 2. Building line is set beyond accepted line on Forrest Street. 3. The use would bring anti-social problems which would be detrimental to residential amenity. 	<ol style="list-style-type: none"> 1. see OBS.1 & 2 above 2. see OBS.5 above 3. see OBS.6 above
24	M Morrison	<ol style="list-style-type: none"> 1. Inappropriate on main thoroughfare 	<ol style="list-style-type: none"> 1. see OBS.1 & 2 above
25	A Morrison	<ol style="list-style-type: none"> 1. Inappropriate design of building 	<ol style="list-style-type: none"> 1. see OBS. 1 & 2 above
26	P McAleer	<ol style="list-style-type: none"> 1. Loss of mature trees 2. Inappropriate design and external materials of building. 3. Contravention of established building line along Forrest Street 	<ol style="list-style-type: none"> 1. see OBS.3 above 2. see OBS.1 & 2 above 3. see OBS.5 above
27	N McGonigal	<ol style="list-style-type: none"> 1. The development would change the ambience of one of Airdrie's most prestigious streets 2. Inappropriate design of building 3. Loss of market value of existing properties. 	<ol style="list-style-type: none"> 1. see OBS.1 above 2. see OBS.1 & 2 above 3. see OBS.7 above
28	AB McLellan	<ol style="list-style-type: none"> 1. The design of building would not be in keeping with the ambience of the Conservation area location. 2. Building contravenes established building line 3. Loss of trees 4. Other suitable buildings elsewhere 	<ol style="list-style-type: none"> 1. see OBS.1 & 2 above 2. see OBS.5 above 3. see OBS.3 above 4. see OBS.7 above
31	J Ritchie	<ol style="list-style-type: none"> 1. Loss of trees and ambience in Conservation Area 2. Building contravenes building line 3. Use is detrimental to safety and security of adjacent residents 4. Adverse impact on property values 	<ol style="list-style-type: none"> 1. see OBS.1,2 & 3 above 2. see OBS.5 above 3. see OBS.6 above 4. see OBS.7 above
33	A Sidonio	<ol style="list-style-type: none"> 1. Lack of appropriate notification of proposal 2. Adverse impact on property values 3. Other suitable buildings elsewhere 4. Use is detrimental to safety and security of adjacent residents 5. Use is not proposed for "children" but adolescents 	<ol style="list-style-type: none"> 1. see OBS.8 above 2. see OBS.7 above 3. see OBS.7 above 4. see OBS.6 above 5. see OBS.7 above
36	D Thomson	<ol style="list-style-type: none"> 1. Inappropriate modern design in Conservation Area 2. Building contravenes established building line 	<ol style="list-style-type: none"> 1. see OBS.1 & 2 above 2. see OBS.5 above 3. see OBS.3 above 4. see OBS.7 above

		3. Loss of mature trees 4. Inappropriate use of public money	
37	G Watterson	1. Inappropriate modern design in Conservation Area	1. see OBS.1 & 2 above