

Application No: **N/06/01637/OUT**

Date Registered: 9th October 2006

Applicant: **Dullatur Golf Club**
1A Glen Douglas Drive
Cumbernauld
G68 0DW

Agent: Wilson & Wilson
Arnot Grange
Falkirk
FK1 5SG

Development: **Residential Development**

Location: **Site to the East of Clubhouse**
Dullatur Golf Club
1A Glen Douglas Drive
Craigmarloch
Cumbernauld
G68 0DW

Ward: 57 Westerwood, Carrickstone and Dullatur Councillor Gordon Murray

Grid Reference: 274451 676063

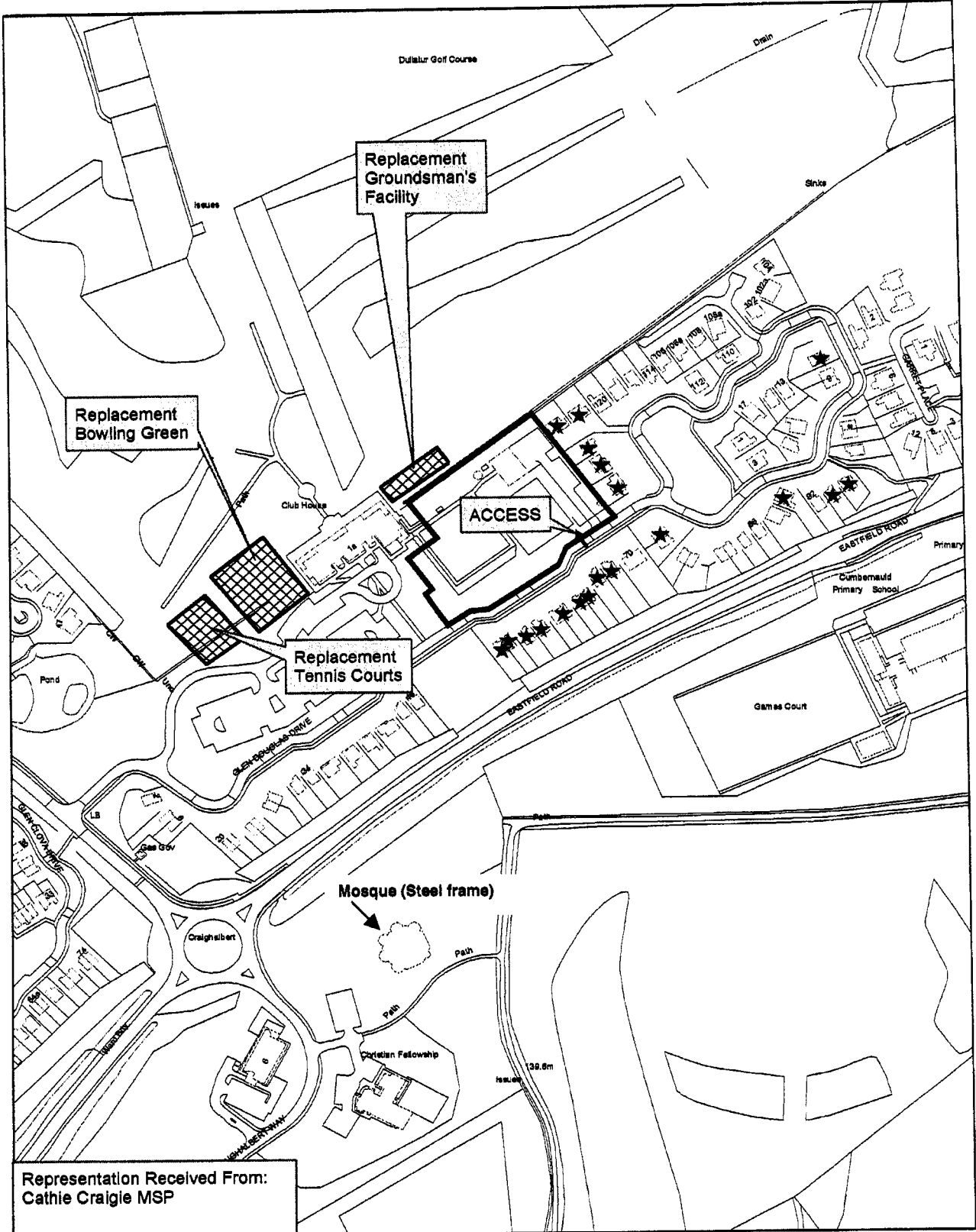
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Site History:

- PA91/61 – Golf Clubhouse and Leisure Facilities. Granted 1991
- N/02/00127/FUL - Erection of 20 Metre High Telecommunications Tree Mast. Granted 20 March 2002
- N/04/02027/FUL - Extension of Existing Telecommunications Mast and the Installation of 4 No. Antennas, 2 No. Transmission Dishes, 2 No. Equipment Cabinets and Associated Ancillary Equipment. Granted 24 January 2005
- N/06/01096/FUL - Change of Use from Living Accommodation to Beauty Salon. Granted 7 August 2006.
- N/06/01638/OUT - Residential Development at Old Dullatur Road. Still under consideration

Development Plan: The site is covered by Policies HG5, SH6 & PS2 of the Cumbernauld Local Plan, 1993 which identify sites for new housing development and associated local convenience shopping and community facilities

Contrary to Development Plan: No



Representation Received From:
Cathie Craigie MSP

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N/06/01637/OUT
Dullatur Golf Club
Glendouglas Drive Craigmarloch Cumbernauld
Residential Development
 ★ Representation

N

 1:3,000

Consultations:	NLC Community Services	(Comments)
	NLC Education	(Comments)
	Scottish Water	(Comments)
	SportScotland	(No Objection)
	Scottish Natural Heritage	(No Objection)
	West of Scotland Archaeology Service	(No Objection)

Representations:	22 letters of representation (including letter from Cathie Craigie MSP)
Newspaper Advertisement:	Not Required

Recommendation: Approve 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, parking and turning 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;
- (i) details of existing and proposed site levels.
- (j) details of the replacement tennis courts, bowling green and Groundsman's facilities

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

2. That within three years of the date of this permission, an application for approval of 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.

3. 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.

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

4. That **prior** to consideration of any reserved matters application a detailed drainage strategy shall be submitted to and approved in writing by the Planning Authority and for the avoidance of doubt it shall include the following:

- a) A Drainage Assessment & Design which should meet all of the requirements of Section 2.4 of the national document titled - *Drainage Assessment : A Guide for Scotland* produced by the Scottish Environment Protection Agency on behalf of the Sustainable Urban Drainage Scottish Working Party (SUDSWP)
- b) A Flood Risk Assessment if it is apparent from the Drainage Strategy that flooding is an issue.

- c) Comply with the guidance contained in PAN 61 : Planning for Sustainable Urban Drainage Systems, PAN 69 : Planning and Building Standards Advice on Flooding and PAN 79 : Water and Drainage

Reason: To enable the Planning Authority to consider these aspects in detail and to safeguard the amenity of the area, to prevent groundwater pollution and to ensure that the proposed drainage system complies with the latest Scottish Water and SEPA guidance

5. That the drainage strategy as may be approved under the terms of Condition 4 above shall be implemented contemporaneously with the development in so far as is reasonably practical. Within three months of the construction of the SUDS, a certificate (signed by a Chartered Civil Engineer experienced in drainage works) shall be submitted to the Planning Authority confirming that the SUDS has been constructed in accordance with the relevant CIRIA Manual and the approved plans.

Reason: To safeguard adjacent watercourses and groundwater from pollution and in the interests of the amenity and wellbeing of existing and future residents

6. That as part of the reserved matters application required under the terms of Condition 1 above full details of the relocated tennis courts, bowling green and Groundsman's facility shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the replacement facilities shall be located in the positions indicated on the plan received on 14 December 2006 and the following details shall be submitted:

- a) Full details of the specifications for both the tennis courts and the bowling green including the engineering works associated with both, details of existing and proposed levels, details of the playing surfaces, drainage, fencing, landscaping and proposals for lighting.
- b) Full details of the Groundsman's facility including full details of the design of the building, details of all engineering works associated with the building, details of existing and proposed finished levels, means of access, parking.
- c) Details of any alterations to the course to accommodate the replacement facilities.

Reason: To ensure that suitable replacement facilities are provided as part of the development

7. That **before** any works are commenced on the housing site hereby approved work shall be commenced on the construction of the replacement tennis courts, bowling green and Groundsman's facilities in accordance with the details approved under the terms of Condition 6 above.

Reason: To ensure that suitable replacement facilities are provided as part of the development

8. That **before** the occupation of the 10th dwellinghouse on the site, or such other date as may be agreed in writing with the Planning Authority, the tennis courts, bowling green and Groundsman's facilities shall be completed and fully available for use.

Reason: To ensure that suitable replacement facilities are provided as part of the development

9. For the avoidance of doubt, no approval is hereby given for the submitted indicative layout.

Reason: To define the terms of the planning consent.

10. That the site is developed in accordance with the Council's 'Developer's Guide to Open Space' in terms of the minimum space standards and space around dwellings and the Council's Guidance in terms of play provision.

Reason: To ensure the provision of satisfactory amenity space for the dwellings.

11. That notwithstanding the terms of Condition 1 above no building erected on the site will be higher than 2 storeys in height.

Reason: To safeguard the residential and visual amenity of the area.

12. That **before** the development hereby permitted starts, full details shall be submitted to and approved in writing by the Planning Authority detailing the existing ground levels and proposed finished ground levels along with information on the proposed finished floor levels demonstrating how these levels relate to surrounding existing dwellings.

Reason: Given the sloping nature of the site and to ensure a satisfactory arrangement with the existing houses.

13. That the development shall be carried out in accordance with the details approved under the terms of Condition 12 above.

Reason: In the interests of the amenity of existing residents.

14. That notwithstanding the terms of Condition 1 above, the development shall comply with the following requirements of the Council as Roads Authority:

- 1) A road to be constructed to the specification / details of the Roads Authority, to include traffic calming / sightlines / footways, etc. Any turning circle facility should be relocated (towards the golf club) or be omitted i.e. replaced by a loop road system.
- 2) Traffic calming on Glen Douglas Drive may require to be modified to achieve suitable access point(s)
- 3) The existing access point is the most suitable location (located away from the "chicanes") but if new junctions are provided, then they should be positioned so that the nearest point of the new carriageway is 10 metres from the "chicane"
- 4) Junction sightlines of minimum 4.5 metres x 35 metres to be achieved and be sustainable inside which nothing higher than 900mm is built or allowed to grow.
- 5) A 2 metre footway, with additional bollards, to be constructed along the site frontage and link to the existing pedestrian network, with dropped kerbs at crossing points
- 6) Curtilage parking to be achieved and be based on bedroom numbers i.e. 1 / 2 bedrooms = 2 spaces; 3 / 4 bedrooms = 3 spaces; 5 + bedrooms = 4 spaces (garages will only be counted if they have internal dimensions of 3.0 metres by 6.0 metres)
- 7) Driveways to be maximum 5 metres wide and be positioned so that they do not conflict with the existing or proposed traffic calming / ramps
- 8) On-street visitor parking to be provided based on 0.3 spaces per dwelling

Reason: In the interests of road safety and to ensure that appropriate car parking levels are provided within the site.

15. That **prior** to any works of any description being commenced on the application site, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the Management Plan shall include the following elements :-

1. Details of the measures to be taken to suppress noise, mud, dust and vibration during the construction process.
2. Details of the measures to be taken on site to control surface water run off during the construction works.
3. Details of the working days and hours to be adopted at the site
4. Details of the delivery times to be adopted at the site
5. Details of the location of soil storage mounds
6. Details of the location of the site compound and storage areas
7. Details of the location of staff car parking
8. Measures to protect watercourses adjacent to the site from pollution and subsidence. These measures should take account of SEPA's Pollution Prevention Guideline 6 on 'Working at Construction and Demolition Sites' which is available from SEPA's website

Reason: To ensure that the development is carried out in a manner which minimises the impact on road users, neighbouring residents and the natural environment, and in the general interests of road safety

16. That **before** the development hereby permitted starts, tree protection measures in accordance with British Standard BS 5837 shall be erected along the drip line of the protected trees on the northern boundary of the site and shall be retained for the duration of the works on site and only removed with the approval in writing of the Planning Authority

Reason: To ensure that trees to be retained within the Tree Preservation Order are safeguarded from damage during construction works

17. That notwithstanding the generalities of Condition 1 above particular care should be taken in the layout and positioning of the dwellings within the development and the positioning of the Groundsman's facilities to ensure that no damage is caused to the protected trees along the northern boundary of the site. In addition, dwellings and plots should be positioned in such a way to ensure that loss of light and overshadowing are not an issue.

Reason: In the interests of amenity of future residents and to reduce potential conflict between the residents and the Council regarding the existence of the protected trees.

Background Papers:

Application form and plans received 3rd October 2006

Letter from Scottish Water received 17th October 2006

Letter from SportScotland received 24th October 2006 and email received 30 January 2007

Letter from Scottish Natural Heritage received 6th November 2006

Letter from West of Scotland Archaeology Service received 3rd January 2007

Memo from Roads (Northern Area) received 1st November 2006

Memo from Protective Services received 23rd October 2006

Memo from NLC Community Services received 27th October 2006

Memo from NLC Education received 6th November 2006

Letter from Mr Alistair Duff, 90 Glen Douglas Drive, Cumbernauld, G68 0DW received 6th October 2006.

Letter from Mr A & Mrs M J McIntosh, 64 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 10th October 2006.

Letter from Gillian Raeside, 72 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 10th October 2006.

Letter from Mr & Mrs Ian Scott Davidson, 58 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68

ODW received 11th October 2006.

Letter from Ms Maureen W Bathgate, 48 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 11th October 2006.

Letter from Brenda Boyd, 17 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 11th October 2006.

Letter from Lucen & Jack Turner, 128 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 11th October 2006.

Letter from Mr G & Mrs S McLaughlin, 66 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 12th October 2006.

Letter from Mr Barney Kinsler, 94 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 12th October 2006.

Letter from Paul & Sarah J O'Donnell, 60 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 12th October 2006.

Letter from David & Eleanor Rollo, 62 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 12th October 2006.

Letter from Mr James Whyte, 96 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 13th October 2006.

- Letter from Mr A & Mrs M J McIntosh, 64 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 13th October 2006.

Letter from Lyndsey MacLean & Donald MacLean, 52 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 13th October 2006.

Letter from Mr & Mrs D Paterson, 54 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 16th October 2006.

Letter from Mr & Mrs Henderson, 50 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 16th October 2006.

Letter from McCusker Cochrane & Gunn, Solicitors & Notaries, 1 Orr Square, High Street, Paisley, PA1 2DL received 17th October 2006.

Letter from Mr Billy McKaig, 130 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 20th October 2006.

Letter from Paul & Mary McTiernan, 124 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 20th October 2006.

Letter from Michelle A Ozturk, 122 Glen Douglas Drive, Craigmarloch, Cumbernauld, G68 0DW received 3rd November 2006.

Letter from Cathie Craigie MSP, 6 Market Square, Kilsyth, G65 0AZ received 7th November 2006.

Letter from Michelle Ozturk, 122 Glen Douglas Drive, Craigmarloch, Cumbernauld G68 0DW received 23rd November 2006.

Any person wishing to inspect these documents should contact Mr Graeme Lee at 01236 616474.

Date : 5th February 2007

APPLICATION NO. N/06/01637/OUT

REPORT

1. Description of Site and Proposal

- 1.1 This outline planning application seeks to establish the principle of residential development on 2.2 acres of ground currently occupied by the tennis courts, bowling green and greenkeeper's facilities adjacent to Dullatur Golf Clubhouse. These facilities will be relocated to ground within the golf course but still adjacent to the Clubhouse and may require some minor alterations to the first tee on the Antonine Course and the practice putting green in front of the Clubhouse.
- 1.2 The application is in outline only but indicates that access to the site would be taken from Glen Douglas Drive opposite numbers 64 & 66. An indicative plan submitted in support of the application shows a layout of 24 detached and semi-detached dwellings on the site.

2. National Planning Policy

- 2.1 **NPPG11 (Sport, Physical Recreation and Open Space)** states that the Scottish Executive's objectives for the planning system is to seek to protect and enhance the land and water resources required for the nation's sport and physical recreation (paragraphs 28 and 34 being of particular relevance). In this case the applicant is complying with National Policy as the facilities are not being lost only relocated.

3. Development Plan

- 3.1 The application raises no strategic issues in terms of the Glasgow and the Clyde Valley Joint Structure Plan 2000 and can therefore be assessed against Local Plan policies.
- 3.2 The site is covered by Policies HG5, SH6 & PS2 of the Cumbernauld Local Plan, 1993 which identify sites for new housing development and associated local convenience shopping and community facilities.
- 3.3 Policy PS4 is also of relevance as this seeks to prevent the loss of community facilities unless there is no longer a need for them or an acceptable alternative facility is available. In this case the applicant has given an undertaking to provide replacement facilities and has indicated where they will be located.
- 3.4 The bowling green and tennis courts are to be located within the Golf Course. These uses are compatible with the Local Plan zoning of the course as Open Space (Policy EN26).
- 3.5 Accordingly, I consider that the proposed development accords with the Local Plan. Although the site has been developed for recreational use as part of the Golf Clubhouse development the applicant will relocate these facilities. The proposed housing site is within an area allocated for new residential development in the Local Plan.

4. Consultations and Representations

- 4.1 Scottish Natural Heritage has no objection to the proposed development but indicate that the development should include open space within it.
- 4.2 SportsScotland initially objected to the proposed development because it was not clear where the replacement tennis courts and bowling green were to be located. The provision of further details by the applicant in terms of the relocation of the existing facilities has resulted in them being able to withdraw their objection subject to certain conditions being imposed.

Comment: The provision of replacement facilities will be covered by planning conditions.

- 4.3 West of Scotland Archaeology Service has no objections.

- 4.4 Scottish Water does not object to the proposed development but advise that there are known constraint issues within their waste water network that require to be addressed. A totally separate system for surface water drainage should be provided.

Comment: The applicant will need to discuss the development with Scottish Water to ensure that the site can be serviced. Surface water drainage can be covered by a planning condition.

- 4.5 My Traffic and Transportation Section does not object to the proposed development. Detailed guidance is given on access points and road improvements/alterations that would be required to facilitate the development. Also, guidance is given on parking standards and the road layout within the application site.

Comment: It is worth noting that the capacity of the local roads network is considered to be satisfactory and capable of accommodating the proposed development. The matters raised can be addressed by planning conditions

- 4.6 My Pollution Control Section has no objections to the proposed development.

- 4.7 NLC Community Services provide a range of comments in relation to conservation and ecology, landscape and sport/play provision. In particular the following comments are made:

From a Landscape point of view:

- Insufficient details have been provided on the proposed levels
- The proposed layout does not reflect the established building lines
- The proposed layout ignores the protected trees that have the potential to overshadow the proposed new houses.
- No open space is included within the development
- There is an electricity substation within the site
- No indication is given as to where the replacement sports facilities are to be provided

From Play Services point of view:

- The proposed number of dwellings means that in terms of the Council's guidelines there is no requirement for a play area. If the numbers increase beyond 30 then this would change.

From an Ecological point of view:

- There are no conservation designations covering the site
- The trees should be retained
- An above ground SUDS pond should be included
- Landscaping should be carried out to maximise biodiversity
- If present Japanese Knotweed should be eradicated.

- 4.8 **Comment:** The application is in outline only and the plan submitted in support is for indicative purposes only. A number of planning conditions will be imposed to ensure that the site is developed in an appropriate manner and in compliance with the Council's standards and policies.

- 4.9 The Director of Education advises that, with the exception of St Andrews Primary, the development, and the additional pupil numbers that it may generate, will be accommodated within the local schools. With regards to St Andrews primary, the increased roll is likely to put a strain on available capacity by 2009. As such, the Council will have to consider the following options:

- Expand the school by adding 2 classrooms. The developer should contribute £250,000 to cover this work
- Transport children to other schools at the Councils expense, or
- Rezone the catchment areas to distribute the children more evenly. This option would be the last resort.

Comment: The Council does not have a Developer's Contribution Policy and as such, I have no policy justification for requiring the developer of this site to contribute to the costs of a school extension. Accordingly the Council will need to either extend the school at its own cost or make other arrangements.

4.10 A total of 22 letters of representation have been received (including a letter from Cathie Craigie MSP). The points raised, along with my comments thereon, can be summarised as follows:

- Breach of former commitments, the land was gifted to the Golf Club and £2.5 million was given to the Club for the course extension and the new build
- Facilities were built using public funds
- Are there clauses in the original agreements to prevent future development?
- Members of the golf club stand to gain financially from the development

Comment: The nature of the original financial arrangements involved in the construction of the Clubhouse and sports facilities are not a material planning consideration. Cumbernauld Development Corporation (CDC) was the relevant Planning Authority at the time. It should be noted that the extent of the agreement between the club and CDC involved CDC part funding the course extension and the construction of the clubhouse in exchange for the old clubhouse building and associated land and other land on Old Dullatur Road (subsequently all sold as house plots). No financial restrictions were imposed by CDC. If the members do benefit from the proposed development they are no different to any other landowners.

- Persimmon who developed Glen Douglas Drive were meant to provide a play area and also the site opposite the Golf Clubhouse (between 46 & 48 Glen Douglas Drive) was kept for a community facility when will these facilities be provided for the community?

Comment: Whilst some of the plans on the application file indicate a possible site for a play area there was no requirement or conditions on the planning approval granted by Cumbernauld Development Corporation for one to be built. I am rechecking the original approval granted to Persimmon and will update the Committee if the above is incorrect.

With regards to the undeveloped site, as I understand it, it was never the intention that the Development Corporation develop the site, merely that a site was available should a third party require it for an appropriate use e.g. for a dental practice or similar. The site has not specifically been set aside for community use in the local plan. However, the site remains undeveloped and available for an appropriate community use should it be required.

- Loss of view
- Loss of value of property

Comment: these are not material planning considerations.

- Loss of open aspect
- Impact on the local environment
- Overshadowing of property at 128 Glen Douglas Drive
- The number of houses within the proposed development tightly packed in does not accord with the rest of the area
- The development may not blend in with the existing area

Comment: Whilst the proposed development will change the outlook of the properties that overlook, or are adjacent to the site, given the orientation, positioning and layout of the existing houses any loss of outlook will not be so significant as to justify refusing planning permission.

Similarly, any development of the site will comply with the Council's guidelines on plot sizes. The indicative layout shows a house being located on a plot directly behind 128 Glen Douglas Drive. The proposed house is 20 metres away from the existing house and 10 metres away from the garden. In such circumstances overshadowing is not an issue.

The planning conditions will ensure that any development of the site complies with Council policies and that the development is sympathetic to its' surroundings.

- Contrary to the local plan
- No space for more residential development
- Craigmarloch is losing it's Green Belt and houses have been built all around Glen Douglas Drive

Comment: The relocation of the recreational facilities will free up an area capable of accommodating a number of new dwellings. The actual number will be determined at a later date when further details are submitted in the form of a further application. Whilst it is true that a number of other housing sites are being developed in the surrounding area, the sites concerned were identified for development. The application site lies within an area identified for housing and as such the proposal accords with the local plan.

- Traffic congestion/increased traffic movements on Glen Douglas Drive
- The mosque and Craighalbert Centre extension have increased traffic in the area
- Traffic during the construction phase
- Unsuitability of road for construction traffic/damage to road
- Safety of school children during construction who use Glen Douglas Drive to access the school
- Access for construction traffic should be through the golf club premises

Comment: My Traffic and Transportation section has no objection to the proposed development. Part of their assessment of any proposed development relates to the capacity of the local road network to accommodate the development. In this case no concerns are raised regarding the capacity/suitability of the local roads network either during construction phase or thereafter.

- Noise during the construction phase

Comment: Whilst it is likely that there will be a temporary adverse impact on the level of amenity that local residents currently enjoy this does not justify refusing planning permission. A planning condition covering, among other matters, working hours, will be imposed to ensure that, as far as is practicable, any loss of amenity is kept to a minimum.

- Schooling is an issue

Comment: Whilst there are some issues relating to the capacity of St Andrews Primary School the Council will need to make appropriate alternative arrangements. Potential capacity issues are not sufficient to justify refusing planning permission.

- Drainage issues/Infrastructure constraints

Comment: As indicated above, despite some constraint issues, Scottish Water has not objected to the development and will work with the applicant/future developer to ensure that the site can be properly serviced.

- Loss of amenities
- Lack of existing play facilities in this area
- The Golf Club should make the facilities available free of charge

Comment: The existing facilities are not being lost and are to be relocated. This will be covered by the planning conditions. The facilities are part of a private club and any decision about membership (free or otherwise) rests with the club.

- The proposed development is contrary to the Council's mission 'to support and protect communities through the development of quality services, shaping the future and enriching the environment'

Comment: The proposed development accords with the adopted local plan and as such there is a presumption in favour of the development. The Council's mission is not to prevent development but to ensure that development itself is carried out in an appropriate manner and this will be done in this case.

- Is there any scope for the community to experience some benefit or planning gain from the development under a Section 75 Agreement?

Comment: There is no justification in this case for a planning gain package to be a requirement of the developer.

- The proposed layout seems to ignore an existing electricity sub station within the site

Comment: The layout plan is indicative only. Any development of the site will require to address the substation either by relocating it or ensuring that it is located on public and not private ground.

- 4.11 Following the submission of details on the relocation of the tennis courts and bowling green I notified the neighbouring properties at 13, 15 and 17 Glen Falloch Way and asked that they make any comments by 12 February 2007. If required a follow up 'late representations' report will be presented to the Committee.

5. Planning Assessment and Conclusions

- 5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. In this case, the development does not raise any strategic issues and as such can be assessed against the Cumbernauld Local Plan, 1993. This plan identifies the site as lying within an area identified for new housing development. This being the case, and on the basis that the tennis courts and bowling green are to be relocated, it is my view that the development accords with the local plan.
- 5.2 As detailed above, a number of detailed letters of representation have been received regarding the development. A number of which state that, if the development were to go ahead, this would somehow be contrary to an agreement between Cumbernauld Development Corporation and the Club. I have queried this with NLC Legal Services who have advised that this is not the case. The agreement between the two parties involved a contribution towards the course extension and the costs of constructing the clubhouse in return for land adjacent to the Old Dullatur Road and around the Old Clubhouse (also in Dullatur). As such the agreement involved a straightforward business deal with no restrictions being placed on the Club regarding future development.
- 5.3 It is considered that the site can be developed for housing in a satisfactory manner and that the resultant development will be in keeping with the surrounding properties. Therefore, and notwithstanding the points made in the letters of representation, I am satisfied that the development is acceptable in planning terms. Accordingly, it is recommended that planning permission be granted.
- 5.4 The Committee should note that Mr McKaig of 130 Glen Douglas Drive has requested that the Committee carry out a site visit and hearing prior to determining this planning application.