

PLANNING AND TRANSPORTATION – 16 June 2009

Motherwell, 16 June 2009 at 11 am.

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

PRESENT

Councillor J. Coyle, Convener; Councillor Griffin, Vice-Convener; Councillors Ferrie, Hogg, Homer, Johnston, Kelly, J. Love, McCabe, J. McGuigan, McKenna, Martin, Nolan, O'Brien, Taggart and Wallace.

ALSO PRESENT

In respect of items 13 and 14 - Councillor McGlinchey, a local Member.

CHAIR

Councillor J. Coyle (Convener) presided.

IN ATTENDANCE

The Committee Services Manager; Head of Planning and Development; Head of Roads and Transportation, and Development Control Manager.

ALSO IN ATTENDANCE

In respect of item 14

Representing the Applicants - Mr. Chaudhry, Ms. Chaudhry and Mr. McCulloch (Agent).

Representing the Objectors - Ms. McGowan, Ms. Sockalingum and Mr. Stuart.

APOLOGIES

Councillors Brooks, Higgins, Maginnis and Shaw.

The Convener exercised his discretion to vary the order of business as hereinafter Minuted.

DECLARATIONS OF INTEREST IN TERMS OF THE ETHICAL STANDARDS IN PUBLIC LIFE ETC. (SCOTLAND) ACT 2000

1. The Committee noted that there were no declarations of interest.

PLANNING APPLICATIONS INDEX

2. There was submitted a report (docketed) by the Executive Director of Environmental Services on applications submitted for planning permission.

Decided: that the applications be dealt with in accordance with the Annex to this Minute, and subject to conditions contained within the report by the Executive Director of Environmental Services.

CONSULTATION BY THE SCOTTISH GOVERNMENT – SCOTTISH PLANNING POLICY

3. There was submitted a report (docketed) dated 16 June 2009 by the Head of Planning and Development (1) advising of a consultation document issued by the Scottish Government entitled “Scottish Planning Policy” containing proposals for the consolidation of the Scottish Planning Policy into a single document; (2) outlining the background relative thereto; (3) summarising a number of proposals and considerations; (4) detailing, in the Appendix to the report, the 29 specific questions contained within the consultation paper together with his proposed responses, and (5) recommending approval of these responses to the questions posed.

Decided:

- (1) that the report be noted;
- (2) that the principle of the consolidation of a Scottish Planning Policy into a single document be welcomed, and
- (3) that the responses to the questions, as detailed in the Appendix to the report, form the basis of a detailed reply to the Scottish Government in respect of its Consultation Paper on the Scottish Planning Policy.

AIRDRIE RESOURCE CENTRE – HALLCRAIG STREET PARKING AGREEMENT

4. There was submitted a report dated 16 June 2009 by the Head of Roads and Transportation (1) advising that NHS Lanarkshire proposed to create a Resource Centre in Graham Street, Airdrie and had an agreement with AWG Developers for the development of the site; (2) explaining that, as the site at Graham Street, Airdrie was constrained, it was, for the reasons detailed therein, not possible to accommodate the parking required for the development; (3) intimating that NHS Lanarkshire had proposed that they would provide a contribution towards parking within Airdrie Town Centre, in lieu of the provision of on-site parking at the Resource Centre; (4) proposing that the Council enter into an agreement with NHS Lanarkshire to increase the capacity of the car park at Hallcraig Street, Airdrie which would accommodate the parking required for the Resource Centre, while also providing public parking within the Town Centre; (5) summarising the main points of the proposed agreement; (6) indicating that NHS Lanarkshire would contribute 56% of the cost of the works; (7) indicating (a) that the works to increase the capacity of the car park would require to be completed in advance of the opening of Airdrie Resource Centre in March 2011, and (b) that construction and funding for the works would commence during the period 2009/2010 with the majority of funding being required in 2010/2011, and (8) confirming that the Capital Programme for town centres included the sum of £1m within its budget for the period 2009/2010, which had been allocated towards this Project.

Decided:

- (1) that the Executive Director of Environmental Services be authorised to enter an agreement to increase the capacity of the car park at Hallcraig Street, Airdrie, based on a 56.5% contribution of cost of the works from NHS Lanarkshire, and
- (2) that it be noted that further reports would be submitted to future meetings of this Committee seeking approval for planning permission for the works to the car park and the authorisation to award the contract.

BARGEDDIE PEDESTRIAN IMPROVEMENTS

5. There was submitted a report (docketed) dated 16 June 2009 by the Head of Roads and Transportation (1) providing details of five tenders received for works associated with the installation

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of Toucan crossing signals on the A89 Glasgow Road, Bargeddie, and (2) seeking approval for the acceptance of the lowest offer, being that received from Newlay Civil Engineering, Airdrie in the sum of £81,621.25.

Decided: that the lowest offer, after checking, being that received from Newlay Civil Engineering in the sum of £81,621.25 be accepted.

CAPITAL ROADS RESURFACING WORKS – CONTRACT A NORTHERN AREA 2009/2010

6. There was submitted a report (docketed) dated 21 May 2009 by the Head of Roads and Transportation (1) providing details of eight tenders received for the Capital Roads Resurfacing Works – Contract A Northern Area 2009/2010, and (2) seeking approval for acceptance of the lowest offer, being that received from Amey Roads North Lanarkshire, Bargeddie in the sum of £217,284.38.

Decided: that the lowest offer, after checking, being that received from Amey Roads North Lanarkshire in the sum of £217,284.38, be accepted.

FOOTWAY SLURRY SEALING WORKS 2009/2010

7. There was submitted a report (docketed) dated 26 May 2009 by the Head of Roads and Transportation (1) providing details of five tenders received for the Footway Slurry Sealing Works 2009/2010, and (2) seeking approval for the acceptance of the lowest offer, being that received from Colas Limited, East Kilbride in the sum of £70,945.70.

Decided: that the lowest offer, after checking, being that received from Colas Limited in the sum of £70,945.70, be accepted.

RETREAD CONTRACT 2009/2010

8. There was submitted a report (docketed) dated 16 June 2009 by the Head of Roads and Transportation (1) providing details of two tenders received for the Retread 2009/2010 contract, and (2) seeking approval for acceptance of the lower offer, being that received from Kiely Brothers Limited, Birmingham in the sum of £235,802.75.

Decided: that the lower offer, after checking, being that received from Kiely Brothers Limited in the sum of £235,802.75, be accepted.

SURFACE DRESSING WORKS 2009/2010

9. There was submitted a report (docketed) dated 16 June 2009 by the Head of Roads and Transportation (1) providing details of three tenders received for Surface Dressing Works 2009/2010, and (2) advising that the Executive Director of Corporate Services, following consultation with the Convener, had accepted the lowest offer, being that received from Kiely Brothers Limited, Birmingham in the sum of £151,801.21.

Decided: that the action taken by the Executive Director of Corporate Services, following consultation with the Convener, in accepting the lowest offer, after checking, for Surface Dressing Works 2009/2010 being that received from Kiely Brothers Limited in the sum of £151,801.21, be noted.

PETITION - REQUEST FOR THE PROVISION OF A ZEBRA CROSSING ON RUSSELL STREET, CHAPELHALL

10. There was submitted a report dated 24 April 2009 by the Head of Central Services advising the Committee of the receipt of a petition from residents of Chapelhall requesting the provision of a zebra crossing on Russell Street, Chapelhall.

Decided: that consideration of the matter be continued pending the submission of a report by the Executive Director of Environmental Services.

INDEX OF PLANNING AND ENFORCEMENT NOTICE APPEALS' DECISIONS

11. There was submitted a report dated 16 June 2009 by the Head of Planning and Development advising of decisions in respect of planning appeals and enforcement notice appeals.

Decided: that the report be noted.

REMIT FROM REGENERATION COMMITTEE OF 27 MAY 2009 – GOWKTHRAPPLE REGENERATION MASTERPLAN AND INFRASTRUCTURE REPORT

12. With reference to paragraph 17 of the Minute of the meeting of the Regeneration Committee held on 27 May 2009, there was submitted a report dated 27 May 2009 by the Head of Regeneration Services informing of the progress of the Gowkthrapple Regeneration Masterplan.

Decided: that the report be noted.

SITE VISIT

PLANNING APPLICATION N/07/01231/OUT – RESIDENTIAL DEVELOPMENT (3.601 HECTARES) – SITE EAST OF WHITEFORD ROAD AND DEWAR ROAD, CARDOWAN, STEPPS

13. With reference to paragraph 2 of the Minute of the meeting of this Committee held on 7 May 2009, in so far as it related to planning application N/07/01231/OUT for a residential development (3.601 hectares) at a site to the east of Whiteford Road and Dewar Road, Cardowan, Stepps, the Committee considered a report by the Executive Director of Environmental Services.

Decided: that the application be granted, subject to conditions contained within the report by the Executive Director of Environmental Services and subject to the conclusion of an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997.

SITE VISIT AND HEARING

PLANNING APPLICATION N/09/00137/FUL – TEMPORARY USE OF PART OF DWELLINGHOUSE FOR RELIGIOUS INSTRUCTION AND FORMATION OF REAR PARKING AREA – 75 CUMBERNAULD ROAD, STEPPS

14. With reference to paragraph 2 of the Minute of the meeting of this Committee held on 7 May 2009, in so far as it related to planning application N/09/00137/FUL for the temporary use of part of the dwellinghouse for religious instruction for a period of two years and the formation of a rear parking area at 75 Cumbernauld Road, Stepps, the Committee considered (1) a report by the Executive

Director of Environmental Services; (2) a report dated 27 May 2009 by the Head of Planning and Development, and (3) a report (tabled) by the Head of Planning and Development, and thereafter proceeded to hold a hearing.

Consideration was also given to oral representation made by Councillor McGlinchey, a local member and by the applicant, his agent and the objectors who were in attendance for this item.

Councillor Taggart, seconded by Councillor J. Love, moved that the application be granted in accordance with the recommendations of the Executive Director of Environmental Services.

Councillor Wallace, seconded by Councillor Hogg, moved, as an amendment, that the application be refused on the grounds (1) that the proposal would adversely affect the character and amenity of the established residential area; (2) that it would lead to additional vehicular and pedestrian traffic on an unmade road with no public footpath or lighting, to the detriment of traffic and pedestrian safety, and (3) that if planning permission was granted, a precedent may be set which would make it difficult for the planning authority to refuse other similar applications.

On a vote being taken 7 Members voted for the amendment and 6 Members voted for the motion. The amendment was accordingly declared carried.

Decided: that the application be refused on the grounds (1) that the proposal would adversely affect the character and amenity of the established residential area; (2) that it would lead to additional vehicular and pedestrian traffic on an unmade road with no public footpath or lighting, to the detriment of traffic and pedestrian safety, and (3) that should planning permission be granted, a precedent may be set which would make it difficult for the planning authority to refuse other similar applications.

ANNEX

Application No: N/09/00474/FUL

Applicant: Mr & Mrs William Dunbar

Development/Locus: Construction of a Dwellinghouse - Gavell Farm, Gavell Road, Queenzieburn

Decision: Refuse

Application No: C/09/00094/FUL

Applicant: Graham Street Airdrie Retail Portfolio Ltd.

Development/Locus: Demolition of Existing Building, Erection of Four Storey Building Comprising Retail, NLC Social Work Offices and NHS Health Centre with Refurbishment of Adjoining Shop Units - 78-86 Graham Street, Town Centre, Airdrie

Decision: Grant

Application No: C/09/00336/FUL

Applicant: Dovecot Developments Ltd

Development/Locus: Conversion of Farm House and Steading to Form Four Dwellinghouses and Construction of Detached New Build Dwellinghouse - Staylee Farm, Hulks Road, Greengairs

Decision: Refuse

Application No: C/09/00395/FUL

Applicant: Empire State Ltd

Development/Locus: Demolition of Single Storey Shop Unit and Erection of Two Retail Units (Including One Hot Food Takeaway) - 215 Greengairs Road, Greengairs

Decision: Grant

Application No: S/07/01050/FUL

Applicant: Coulter Estates Ltd

Development/Locus: Sub Division of Existing Building into Six Flats and Construction of a New Three Storey Block (Nine Flats in Total) and Associated Parking - 47 Cleland Road, Wishaw

Decision: Grant

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Application No: S/07/01723/OUT

Applicant: Stewart and McKenna

Development/Locus: Residential Development (Outline) - Land to the North of Smith Avenue, Wishaw

Decision: Grant

Application No: S/08/00567/FUL

Applicant: Daniel Lowdon

Development/Locus: Change of Use from Storage and Distribution Yard (Class 6) to Vehicle Breaker's Yard (Sui Generis) - Yard 5, Cardean Road, Bellshill

Decision: Grant

Application No: S/08/00817/FUL

Applicant: Margaret Ann Marshall

Development/Locus: Construction of Flatted Residential Development (Six Flats) - Land Adjacent To 6 and 18 Kirk Road, Shotts

Decision: Grant

Application No: S/08/00940/FUL

Applicant: Mr Henderson

Development/Locus: Erection of Two Dwellinghouses - Land West of 24 Bellside Road, Cleland

Decision: Grant

Application No: S/08/01076/FUL

Applicant: Mr & Mrs K Morrison

Development/Locus: Mixed Development Including Reorganising the Existing Residential Caravans and Addition of Six Caravans, Relocation of the Vehicle Repair Workshop and Two Dwellings - Land at 19-21 Maryville View, Uddingston

Decision: Grant

Application No: S/09/00103/FUL

Applicant: Tesco Stores Ltd

Development/Locus: Erection of a Petrol Filling Station - 12 North Road, Bellshill

Decision: Grant

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Application No: S/09/00364/REM

Applicant: Merchant Homes Partnership Ltd

Development/Locus: Construction of 31 Flats and Associated Parking - Land at Mason Street, Motherwell

Decision: Site Visit

Application No: S/09/00416/FUL

Applicant: BSJ Developments Ltd

Development/Locus: Residential Development of Six Two Bedroomed Flats - Land West Of 426 Main Street, Wishaw

Decision: Grant

Application No: S/09/00490/FUL

Applicant: Café India

Development/Locus: Erection of Conservatory and Associated Signage to the Front of Building - 315 New Edinburgh Road, Uddingston

Decision: Grant

Application No: S/09/00507/FUL

Applicant: Ian Docherty & Betty Harrison

Development/Locus: Change of Use of Class 1 (Retail Unit) to Class 3 (Café) - 55 Main Street, Holytown

Decision: Grant