

Motherwell, 22 March 2017 at 11 am.

A Meeting of the PLANNING AND TRANSPORTATION COMMITTEE

PRESENT

Councillor J. Coyle, Convener; Councillors Bonnar, A. Coyle, M. Coyle, S. Coyle, Docherty, Graham, Griffin, W. Hogg, Johnston, Kelly, Logue, McKenna, McPake, H. McVey, Stocks, Taggart and Wallace.

ALSO PRESENT

In respect of paragraph 11 - Councillor McGlinchey.

CHAIR

Councillor J. Coyle (Convener) presided.

IN ATTENDANCE

Assistant Chief Executive (Enterprise and Housing Resources), Head of Environmental Assets, Head of Enterprise and Place, Business Manager (Development Management), Business Manager (Strategic Planning), Business Manager (Roads Operations and Asset Management) and Committee Officer.

ALSO IN ATTENDANCE

In respect of paragraph 11

Representing the Applicant – David Mitchell.

Representing the Objectors – Joann Piraino and Paolo Piraino.

APOLOGIES

Councillors Farooq, Higgins and Shields.

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

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

PLANNING APPLICATIONS INDEX

2. There was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) detailing planning applications submitted for planning consent.

Decided: that the planning applications be dealt with in accordance with the Annex to this Minute.

INDEX OF PLANNING AND ENFORCEMENT NOTICE APPEALS LODGED

3. There was submitted a report dated 22 March 2017 by the Head of Enterprise and Place advising of a planning and enforcement notice appeal which had been lodged with Scottish Ministers.

Decided: that the report be noted.

INDEX OF PLANNING AND ENFORCEMENT NOTICE APPEALS DECISIONS

4. There was submitted a report dated 22 March 2017 by the Head of Enterprise and Place advising of two recent decisions in respect of planning and enforcement notice appeals.

Decided: that the report be noted.

PLANNING APPLICATION 16/01894/FUL FORMATION OF ACCESS INCLUDING ROUNDABOUT, 150 DRUMCAVEL ROAD, MUIRHEAD – NOTIFICATION OF EIA SCREENING DIRECTION AND APPEAL OF NON-DETERMINATION TO SCOTTISH MINISTERS BY APPLICANT AND CONFIRMATION OF PLANNING AUTHORITY POSITION FOR APPEAL STATEMENT

5. There was submitted a report dated 22 March 2017 by the Head of Enterprise and Place (1) advising that planning application 16/01894/FUL was subject to an Environmental Impact Assessment screening direction and an appeal to Scottish Ministers for non-determination; (2) providing details of the site description, the proposed development, the applicant's justification for development and Glenboig and Gartcosh Community Growth area; (3) intimating that the application had been under consideration by the Planning Service whilst consideration was also being given to another application for a roundabout and access directly to the east of the application site, as shown on Plan 2 within the report; (4) indicating that the applicant had appealed to Scottish Ministers regarding non-determination of the application and had sought a screening direction in respect of the requirement for an Environmental Impact Assessment; (5) informing that in order to participate in the appeal process, the planning authority was required to confirm its position on the proposed development; (6) outlining the considerations undertaken to enable the planning authority to come to a decision on the application; (7) concluding that, had the application been presented to the Planning and Transportation Committee, it would have been recommended for refusal for failing to comply with policies DSP4 and DSAP3 of the North Lanarkshire Local Plan 2012, and (8) informing that, given the timescale for responding, the appeal statement had been submitted to Scottish Ministers advising that the application would have been recommended for refusal.

Decided:

- (1) that it be noted that, had application 16/01894/FUL proceeded to determination by the Committee, the application would have been refused for the following reasons, viz:-
- (a) that the application was contrary to policy DSP4 (Quality of Development) of the North Lanarkshire Local Plan 2012, as it was an isolated feature of the roads infrastructure, promoted to serve an unknown future use, for which there was no planning permission in place, and, as such, it failed to establish a clear vision for the site and failed to be led by design principles for the creation of distinct, successful places. Furthermore, in the absence of any application for development for which the access would serve, it was not possible to assess important matters such as the appropriateness of scale and design and the impacts on local amenity, or to assess integration with the wider yard and the local area;
 - (b) that the application was contrary to policy DSP4 (Quality of Development) of the North Lanarkshire Local Plan 2012, as it would result in an unacceptable visual impact through the loss of trees screening a residual area of yard on which there was an established industrial use, and
 - (c) that the application was contrary to policy DSAP3 (Development Strategy Area Priorities) (Gartcosh and Glenboig Community Growth Area) of the North Lanarkshire Local Plan 2012 and the related strategic development framework, as the promoted benefit of a potential future link to the Community Growth Area was premature, unjustified and had not been fully supported or assessed through a wider application for planning permission, Environmental Impact Assessment and master plan for the Community Growth Area to the south, and as a result, the proposed development had the potential to impact adversely on the delivery of a key regeneration priority of the Council, and

- (2) that the appeal statement submitted to Scottish Ministers based on the conclusions contained within the report be homologated.

NORTH LANARKSHIRE COUNCIL (VARIOUS STREETS, CENTRAL AND NORTHERN AREAS) (DISABLED PERSONS' PARKING PLACES) ORDER

6. There was submitted a report dated 2 March 2017 by the Head of Business for Legal and Democratic Solutions (1) proposing, for the reasons detailed therein, that a Disabled Persons' Parking Places Order be introduced to cover various streets in the central and northern areas of North Lanarkshire, as set out in Appendix 1 to the report; (2) intimating that, following advertisement of the Order, no objections had been received, and (3) indicating that each disabled parking place covered by the proposed Order had been visited by officers from Roads and Transportation who had ensured that each proposed parking place was in a safe location, and that the applicant was a blue badge holder.

Decided: that the North Lanarkshire Council (Various Streets, Central and Northern Areas) (Disabled Persons' Parking Places) Order be introduced.

NORTH LANARKSHIRE COUNCIL (HERITAGE WAY, COATBRIDGE) (PROPOSED PROHIBITION OF WAITING AND LOADING AT ANY TIME) ORDER

7. There was submitted a report dated 27 February 2017 by the Head of Business for Legal and Democratic Solutions (1) proposing, for the reasons detailed therein, that a Traffic Regulation Order, under Sections 1(1), 2(1)-(3), and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984, be introduced to prohibit waiting and loading at any time on Heritage Way, Coatbridge, and (2) advising that, following advertisement, no objections had been received.

Decided: that the North Lanarkshire Council (Heritage Way, Coatbridge) (Proposed Prohibition of Waiting and Loading At Any Time) Order be introduced.

NORTH LANARKSHIRE COUNCIL (U.P. ROAD, KILSYTH) (NO WAITING) ORDER

8. There was submitted a report dated 6 March 2017 by the Head of Environmental Assets (1) proposing, for the reasons detailed therein, the introduction of a Traffic Regulation Order for no waiting at U.P. Road, Kilsyth, and (2) intimating that, following advertisement, two objections had been received, however both were later withdrawn.

Decided: that the North Lanarkshire Council (U.P. Road, Kilsyth) (No Waiting) Order be introduced.

SCOTTISH GOVERNMENT CONSULTATION: PLACES, PEOPLE AND PLANNING - A CONSULTATION ON THE FUTURE OF THE SCOTTISH PLANNING SYSTEM

9. There was submitted a report dated 22 March 2017 by the Head of Enterprise and Place (1) advising of the Scottish Government's consultation: "Places, People and Planning: A Consultation on the Future of the Scottish Planning System"; (2) summarising the key aspects of the proposals contained within the consultation, and (3) seeking approval of the Council's response to the Scottish Government's consultation, as set out in the Appendix to the report.

Decided: that the Head of Enterprise and Place respond to the Scottish Government's consultation: "Places, People and Planning: A Consultation on the Future of the Scottish Planning System", in the terms set out in the Appendix to the report.

PETITION FROM RESIDENTS OF AN AREA IN SHOTTS REQUESTING A CROSSING FACILITY ON THE A71 ALLANTON ROAD, ALLANTON

10. There was submitted a report dated 23 February 2017 by the Head of Business for Legal and Democratic Solutions (1) advising that a petition containing 37 signatures had been received on 14 February 2017 from residents of an area in Shotts requesting that a crossing facility be provided on the A71, Allanton Road, Allanton, and (2) intimating that, in accordance with the agreed procedures, the Assistant Chief Executive (Infrastructure) would investigate the matter, and submit a report to a future meeting of the Committee on the merits of the petition.

Decided: that the Assistant Chief Executive (Infrastructure) submit a report to a future meeting of the Committee on the merits of the petition.

HEARING

PLANNING APPLICATION 16/02297/FUL – CONVERSION OF A BUTCHER'S STORAGE UNIT TO FORM A DWELLING AT 9A LINDSAYBEG ROAD, CHRYSTON

11. With reference to paragraph 2 of the Minute of the meeting of this Committee held on 23 February 2017, insofar as it related to planning application 16/02297/FUL for the conversion of a butcher's storage unit to form a dwelling at 9A Lindsaybeg Road, Chryston, the Committee considered a report by the Assistant Chief Executive (Enterprise and Housing Resources), and thereafter proceeded to hold a hearing.

Consideration was given to oral representations by David Mitchell on behalf of the applicant; Joann Piraino and Paolo Piraino on behalf of the objectors, and Councillor McGlinchey, who were in attendance for this item.

Councillor Taggart, seconded by Councillor Logue, moved that the application be refused.

Councillor M. Coyle, seconded by Councillor Stocks, moved, as an amendment, that the application be granted, subject to the inclusion of a Section 75 agreement.

On a vote being taken, 11 Members having voted for the amendment and 4 Members having voted for the Motion, the Motion was accordingly declared carried.

Decided: that the application be refused, as the proposal was contrary to policies HCF1A and DSP4 of the North Lanarkshire Local Plan 2012, in that the development would have no direct frontage to Lindsaybeg Road; would result in backland development which would be at odds with the existing layout and character of the village centre location; would detract from the amenity of the area, had unsuitable access arrangements, and would be detrimentally affected by noise generated from the adjacent commercial business, and, taking the foregoing into account, the proposal would result in an unsuitable living environment for residents of the proposed conversion.

ANNEX

- Application No:** 16/01271/PPP
- Applicant:** Barratt Homes West Scotland and CALA Homes (West)
- Development/Locus:** Residential Development with Associated Infrastructure, Landscaping and Engineering Works - Land to the North of Cumbernauld Road and East of Hornhill Farm Road, Steps
- Decision:** Refuse
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- Application No:** 16/01925/PPP
- Applicant:** Mr S Linn
- Development/Locus:** Erection of Dwellinghouse (Permission in Principle) - Coach Close, Kilsyth
- Decision:** Grant
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- Application No:** 16/02182/FUL
- Applicant:** Mrs Razia Afzal
- Development/Locus:** Change of Use of Shop to Hot Food Takeaway (8AM - 5PM) and Erection of Flue - 115 High Street, Newarthill, Motherwell.
- Decision:** Refuse
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- Application No:** 16/02234/MSC
- Applicant:** Bellway Homes and Deuchny Properties LLP
- Development/Locus:** Erection of 155 Dwellinghouses and Associated Works - Site East of Johnston Road and Inchnook Avenue Junction, Gartcosh
- Decision:** Grant
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- Application No:** 16/02253/FUL
- Applicant:** Energen Biogas
- Development/Locus:** Installation of Plant (Combined Heat and Power Unit) with a 22m High Stack and Grid Connection Apparatus Enclosure – 3 Dunnswood Road, Wardpark, Cumbernauld.
- Decision:** Grant, subject to modification of condition 3
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PLANNING AND TRANSPORTATION – 22 March 2017

- Application No:** 16/02281/FUL
- Applicant:** Clyde Valley Housing Association and Wilson Developments Limited
- Development/Locus:** Demolition of Existing Building and Erection of 40 Dwellings - Site at 22 Frood Street, Forgewood, Motherwell.
- Decision:** Grant
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- Application No:** 16/02314/FUL
- Applicant:** PMH Developments Limited
- Development/Locus:** Erection of a Storage and Distribution Unit with Associated Car Parking, Servicing Areas, Landscaping and an Attenuated Drainage Strategy - Site to the West of Woodside, Eurocentral, Holytown
- Decision:** Grant
-
- Application No:** 16/02346/FUL
- Applicant:** Telefonica
- Development/Locus:** Installation of a 21 metre Slimline Lattice Mast with 3 Antennae, 2 300mm Dishes, Radio Equipment Housing and Ancillary Development - Woodend Farm, Dullatur Road, Kilsyth.
- Decision:** Grant
-
- Application No:** 16/02385/FUL
- Applicant:** Mr John McAllister
- Development/Locus:** Change of Use from Class 5 (General Industry) to Tyre Recycling Business (Sui Generis) - Centrelink 5 Calderhead Road, Dykehead, Shotts.
- Decision:** Grant
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- Application No:** 16/02405/FUL
- Applicant:** North Lanarkshire Council
- Development/Locus:** Change of Use from Agricultural Land to New Park and Ride Car Park (174 Parking Bays) and Associated Works - Site South Of Harthill South Services, Harthill, Shotts
- Decision:** Grant
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PLANNING AND TRANSPORTATION – 22 March 2017

Application No: 17/00004/FUL
Applicant: Miss Xiang Lan Lin
Development/Locus: Change of Use of Class 1 Retail Premise to Class 3 Hot Food Carry Out, Installation of Extract Flue to Rear Elevation, Erection of Signage and Internal Alterations – 40-48 Main Street, Village, Cumbernauld, Glasgow.
Decision: Grant

Application No: 17/00034/AMD
Applicant: Viridor Limited
Development/Locus: Application 1: Non-compliance with conditions 1 and 14 of planning approval ref: 15/02537/AMD : Amend Design and Scale of the Facility Including Incorporation of 35m High Chimney Stack - Viridor Waste Management, Langmuir Way, Bargeddie.
Decision: Grant

Application No: 17/00035/FUL
Applicant: Viridor Limited
Development/Locus: Erection of a Two-Storey Office Building, Acoustic Fencing, Relocation of Weighbridge, Alterations to the Existing MRF Facility and Associated Parking, Yard, Access and Environmental Improvements - Viridor Waste Management, Langmuir Way, Bargeddie.
Decision: Grant

Application No: 17/00062/PPP
Applicant: Mr Daniel Smith
Development/Locus: Erection of Dwellinghouse (in Principle) - Site To North East Of Macinnes Drive, Newarthill, Motherwell
Decision: Hearing

Application No: 17/00160/AMD
Applicant: Macrocom (1023) Limited
Development/Locus: Section 42 Application to Modify Planning Conditions Relating to Archaeology and Finished Materials for Waste to Heat Energy Recycling Facility (13/02371/AMD) - Site At Former, Drumshangie OCCS, Greengairs Road, Greengairs
Decision: Continue

PLANNING AND TRANSPORTATION – 22 March 2017

Application No: 17/00178/FUL

Applicant: McGoldrick Developments Limited

Development/Locus: Construction of Six Flats (Renewal of Planning Permission) - 10 Old Mill View, Croy.

Decision: Grant

Application No: 17/00191/FUL

Applicant: Ogilvie Homes Limited

Development/Locus: Proposed Erection of 11 New Dwellings on Vacant Site - Site East of King's Drive, Westerwood, Cumbernauld

Decision: Refuse