

Report

Report to:	Planning Committee
Date of Meeting:	21 November 2017
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CR/17/0165
Planning Proposal:	Erection of 123 Dwellings and Associated Roads and Landscaping

1 Summary Application Information

- Application Type : Approval of Matters Specified in Condition
- Applicant : Miller Homes Ltd
- Location : Newton 2G
Cambuslang

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Approval of Matters Specified in Condition - Subject to conditions (based on conditions attached)

2.2 Other Actions/Notes

- (1) Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 1 – Spatial Strategy
Policy 4 – Development Management and Place Making
Policy 5 – Community Infrastructure Assessment
Policy 6 – General Urban Area/Settlements
Policy 12 – Housing Land
Development management, placemaking and design supplementary guidance (2015)
Policy DM1 - Design

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 1 Comments Letters
- ◆ Consultation(s):

Halfway Community Council

Countryside & Greenspace

Roads & Transportation Services (Flood Risk Management Section)

S.E.P.A. (West Region)

Environmental Services

Community - play provision/community contributions

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The site, which extends to approximately 6 hectares, and is part of the larger Phase 2 site of 128 hectares, is located to the north, west and east of the village of Newton. It is bounded to the north by the remainder of Phase 2 of the CGA and to the south and the west by Phase 1.
- 1.2 The application site consists of a flat area of ground and is directly opposite the new Newton Farm primary school and associated community facility to the east which was constructed as part of the CGA. Approximately 600 houses have already been approved as part of Phase 2 of the Newton CGA with approximately 100 having already been constructed. The entire CGA will consist of approximately 2,000 houses (Phase 1 – 600 and Phase 2 – 1400).

2 Proposal(s)

- 2.1 The applicants propose the erection of 123 dwellinghouses with associated landscaping and roads. As required by the PPP, the development will incorporate the principles of Sustainable Urban Drainage (SUDS) with drainage ponds located to the north of the site close to the River Clyde, within the proposed Riverside Park. A number of supporting documents including a Design and Access Statement, Habitat Survey, Dust Management report, Flood Risk Assessment and Ground Survey have previously been submitted.

3 Background

- 3.1 The proposed South Lanarkshire Local Development Plan (2015) is relevant in this instance. Policies 1 – Spatial Strategy, 4 – Development Management and Place Making, 5 – Community Infrastructure Assessment, 6 – General Urban Area/Settlements and 12 – Housing Land are all relevant.

3.2 Relevant Government Advice/Policy

- 3.2.1 The Scottish Planning Policy (SPP) and Designing Places and Designing Streets – A Policy Statement for Scotland provide the national policy background for the consideration of this application. The SPP confirms the requirement for the Council to maintain a five year supply of effective housing land and the policy guidance relating to the provision of housing. Designing Places and Designing Streets provide the national policy guidance for creating better places to live and the principles of these policies have been included in the preparation of the masterplan.

3.3 Planning History

- 3.3.1 Planning Permission in Principle was granted for the site in September 2014 (CR/09/0139). The first 5 phases (2A-2E) were granted as per Approval of Matters Specified in Conditions on 28 January 2015 (CR/14/0155) and are currently under construction. In addition, development has been ongoing on the adjacent Newton Farm Phase 1 site since 2007 and has now concluded.

4 Consultation(s)

- 4.1 **Community Resources** – the proposal is acceptable in principle.
Response: Noted.
- 4.2 **Environmental Services** – no objections subject to conditions relating to contaminated land, dust and residential waste.

Response: Noted. These conditions will be attached to any consent issued.

4.3 **SEPA** – no objections.

Response: Noted.

4.4 **Roads and Transportation Services (Flood Risk Management)** – no objections subject to conditions relating to SUDs.

Response: Noted. This condition will be attached to any consent issued.

4.5 **Roads and Transportation (Development Management)** – no objections subject to conditions related to traffic calming and construction management.

Response: Noted. These conditions will be attached to any consent issued.

4.6 **Countryside and Greenspace** – no response to date.

Response: Noted.

4.7 **Halfway Community Council** – no response to date.

Response: Noted.

5 Representation(s)

5.1 Following statutory neighbour notification and advertisement in the Rutherglen Reformer due to the 'nature and scale of development' and 'non-notification of neighbours' 1 letter of comment has been received. The points raised are responded to as follows:

a) There appears to be no movement on completion of Harvester Avenue back round to the Newton train station roundabout. With the primary school now open and the increase in construction traffic it seems logical to build this road and divert all construction vehicles out of the estate this way and not passed the school and existing housing. The state of the roads past the school can be disgusting and hazardous for the children and collecting parents as all road sweeping only happens at the end of the day.

Response: The proposed link road has planning permission and is planned for construction in 2018. All traffic management procedures are currently in place, however these will change as further road construction is completed. The issue regarding road cleaning has been passed to Roads and Transportation Services to investigate.

5.2 The letter has been copied and is available for inspection in the usual manner and on the Planning portal.

6 Assessment and Conclusions

6.1 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. In this instance the adopted South Lanarkshire Local Development Plan 2015 supports the use of the site as Community Growth Area for residential development. Thus in general land use and policy terms the principle of the development is acceptable.

6.2 This application is for the matters specified in condition. In this regard, the principle of residential development has been firmly established by approval of planning permission in principle (PPP). This was granted in September 2014 following Committee approval of the PPP in December 2010. Consequently, this application deals with the approval of the matters conditioned in the PPP.

- 6.3 The new Community Growth Area (CGA) is based around a new distributor/spine road which forms a loop through the site linking the development to the wider road network. This road has planning permission and has been constructed along the to the end of Pod 2E which includes the frontage of the application site. The remainder of the road will commence works in 2018, ultimately connecting the site with Grayline Avenue to the South West. However, this application deals with only pod 2G. Future applications will be forthcoming for additional housing pods in due course. As per Policy 5 – Community Infrastructure – the CGA will deliver a number of improvements through planning obligations. These include affordable housing, open space and roads improvements. The relevant Section 75 agreement has already delivered a new primary school and community facility.
- 6.4 This application is for 123 dwellinghouses to the north and north- west part of the masterplan site. The site will offer a mix of 9 different house types and sizes to provide for varying demand. In terms of the Council’s Residential Design Guide (2011), each property/plot can meet the requirements in terms of window to window distances, plot ratio and parking requirements. The pod will provide an irregular road layout to increase pedestrian safety and in many instances, the provision will be in excess of what the Guide requires. In this regard, I am satisfied that the proposal meets the aims of policies 4, 6 and DM1.
- 6.5 The development of the site for 123 houses at this location will ensure that the Council meets its housing land supply requirements and thus the proposed development will accord with local plan Policy 12 – Housing land. Subsequent applications will follow in the future to deal with the remaining matters such as retail and housing.
- 6.6 Roads and Transportation Services has advised that they are satisfied with the internal road and footpath layout of the proposed development which has taken account of the guidance from the Scottish Government as set out in Designing Streets. In addition, no other consultees have raised any objections.
- 6.7 In light of the above it is concluded that the proposed development accords with all the relevant policies of the adopted South Lanarkshire Local Development Plan. As a result, approval of matters specified in condition is recommended.

7 Reasons for Decision

- 7.1 The proposed development accords with policies 1, 4, 5, 6, 12 of the proposed South Lanarkshire Local Development Plan and the previously approved Planning Permission in Principle and the associated masterplan and legal agreement.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

8 November 2017

Previous References

- ◆ CR/09/0139
- ◆ CR/14/0155

List of Background Papers

- Application Form
- Application Plans
- South Lanarkshire Local Development Plan (adopted 2015)
- Development management placemaking and design supplementary guidance (2015)
- Neighbour notification letter dated 12.09.2017
- Consultations

Environmental Services [e-consult]	21/09/2017
Community - play provision/community contributions (Judith Gibb)	02/10/2017
S.E.P.A. (West Region)	20/09/2017
Roads & Transportation Services (Flood Risk Management Section)	14/09/2017
Roads & Transportation Services (Development Management)	08/11/2017
- Representations

Representation from :	Richard Priestley , 84 Harvester avenue
	, DATED 11/09/2017 11:18:45

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
 Ext 5048 (Tel : 01698 455048)
 E-mail: iain.morton@southlanarkshire.gov.uk

CONDITIONS

- 1 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 2 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 3 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 4 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 5 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 8 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 9 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and

access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.

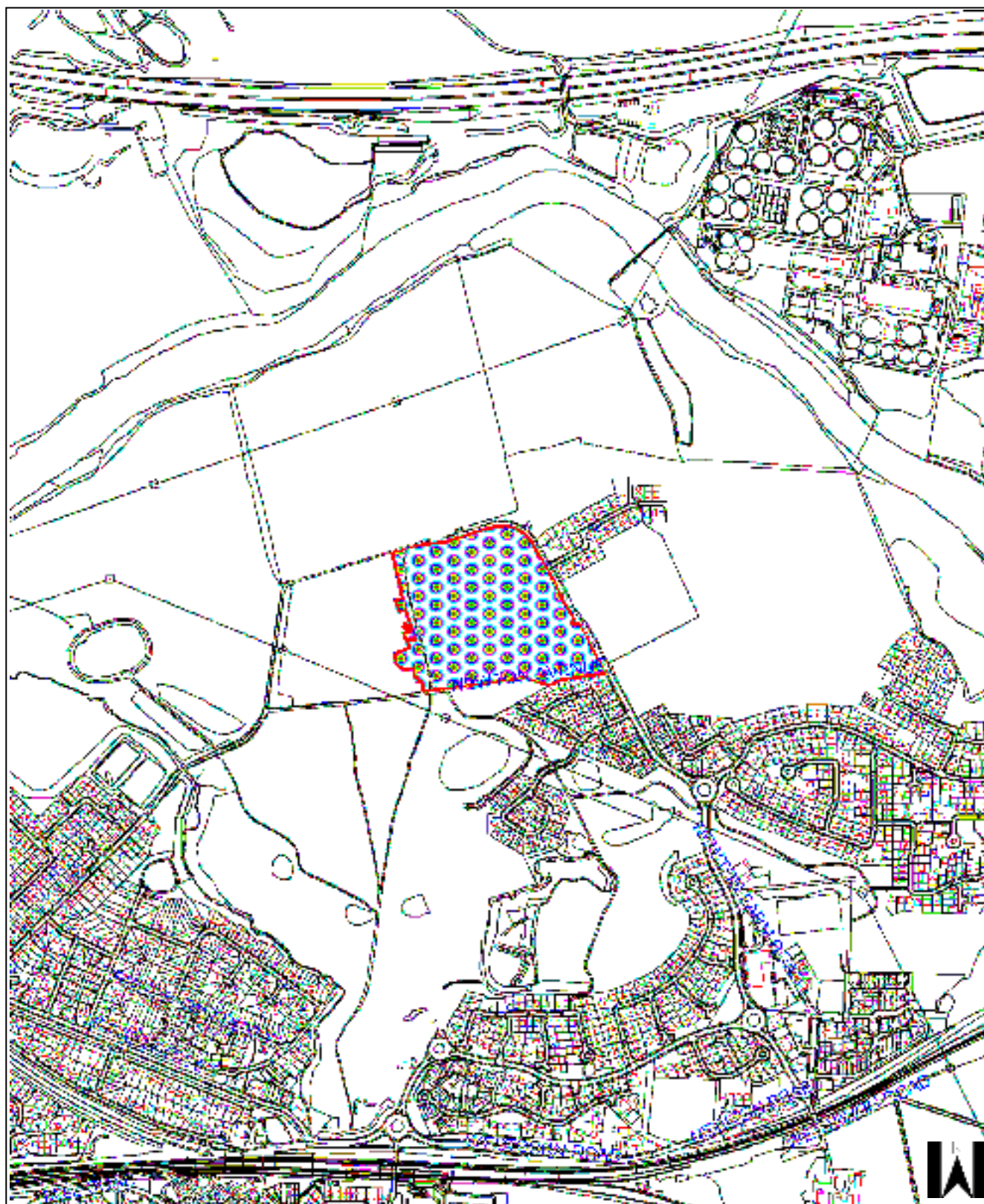
- 10 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 11 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 12 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.
- 13 That prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 14 That prior to development commencing, details of the construction phasing and all construction access routes shall be submitted to and approved in writing by the Council as Planning Authority.
- 15 That the construction phasing and access arrangements required by 14 above shall be adhered to at all times unless otherwise agreed in writing by the Council as Planning Authority.
- 16 That prior to development commencing a drawing showing all Traffic calming measures throughout the site as build outs should be provided submitted to and approved by the Council as Planning Authority and thereafter constructed to the satisfaction of the Council as Planning Authority.

- 17 That the applicant must ensure that all site traffic and deliveries will be accommodated within the confines of the site and no parking will be permitted on the spine road. A drawing showing the facility for staff and all contractors shall be submitted and approved by the Council as Planning Authority prior to development commencing and thereafter adhered to at all times.
- 18 That during construction works, the applicant must provide wheel washing facilities within the site to ensure that no muck, debris or water should discharge onto the public road network.

REASONS

- 1.1 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 2.1 In the interests of the visual amenity of the area.
- 3.1 In the interests of amenity.
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 These details have not been submitted or approved.
- 6.1 In order to retain effective planning control
- 7.1 In the interests of amenity and in order to retain effective planning control.
- 8.1 These details have not been submitted or approved.
- 9.1 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 10.1 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 11.1 To ensure the provision of a satisfactory sewerage system
- 12.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 13.1 To minimise the risk of nuisance from dust to nearby occupants.
- 14.1 In the interests of road safety.
- 15.1 In the interests of road safety.
- 16.1 In the interests of road safety.
- 17.1 In the interests of road safety.
- 18.1 In the interests of road safety.

For information only



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