

Report

Report to:	Planning Committee
Date of Meeting:	16 August 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/22/0511
Planning proposal:	Erection of detached residential dwellinghouse, formation of access and associated works (Planning Permission in Principle)

1 Summary application information

Application type:	Permission in Principle
Applicant:	Mr and Mrs P & M OBrien
Location:	Land 50M Southeast Of The Latches Blackwood Estate Blackwood Lesmahagow South Lanarkshire

2 Recommendation(s)

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

[recs]

- (1) Grant planning permission in principle (subject to conditions) based on conditions attached

[1recs]

2.2 Other actions/notes

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

3 Other information

- ♦ Applicant's Agent: Ferguson Planning
- ♦ Council Area/Ward: 04 Clydesdale South
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
Policy 2 Climate change
Policy 4 Green Belt and Rural Area
Policy 5 Development Management and Placemaking
Policy 14 Natural and Historic Environment
Policy DM1 New Development Design
Policy GBRA1 Rural Design and Development
Policy GBRA8 Development of Gap Sites
Policy NHE14 Tree Preservation Orders
Policy NHE18 Walking, Cycling and Riding Routes

◆ **Representation(s):**

▶	14	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Arboricultural Services

Estates Services - Housing And Technical Resources

Planning Application Report

1. Application Site

- 1.1. The application site relates to an area of land 50M southeast of The Latches within in Blackwood Estate, to the west of Blackwood. The site is located within an area designated as Rural Area in the adopted South Lanarkshire Local Development Plan 2 (2021). The site extends to approximately 0.2 of a hectare and is bound to the east by agricultural land; across the access road to the west by landscaped grounds; and by existing residential properties to the north across the access road. The site is bounded to the south by further residential development, the immediately adjacent plot having planning consent though not yet under construction. The site is generally level although it gently slopes toward the east at the eastern end of the site.
- 1.2 The site was formally a tennis court for the Blackwood Estate a number of years ago. There are a number of individual trees and groups of trees mostly located towards the edges of the site. One of the trees, a large oak tree located in the north eastern area of the site, is covered by a tree Preservation Order, SLC SL48 (T1). Access to the site is from the existing access road to the east, which is a private road accessing Blackwood Estate from the Carlisle Road B7078 to the north east. This private access road currently serves 10 properties in the immediate vicinity of the site and a total number of 21 in the wider Blackwood Estate. This access road is also the route of a Core Path (Reference CL/3256 & 3257) which runs through Blackwood Estate. Across the access road to the north of the site, is a Category B Listed Building, The Dovecot (Reference LB7678), which is a 17th Century building. The grounds of this listed property contains a Covenanter's grave and close by the Hope Vere Martyrs Tomb.

2. Proposal(s)

- 2.1. The applicant seeks planning permission in principle for erection of a detached residential dwellinghouse, formation of access and associated works. Indicative plans have been provided showing the potential location of the detached dwellinghouse approximately in the centre of the site and orientated to face east. The potential location of the access driveway is approximately in the centre of the eastern boundary of the site onto the existing estate access road. The indicative location of the dwellinghouse and access driveway would be outwith the root protection areas of all existing mature trees and therefore will not require the removal of any mature trees.
- 2.2. The applicant has submitted the following documents and information in support of the proposal:-
 - ◆ Planning Statement
 - ◆ Arboricultural Method Statement
 - ◆ Arboricultural Plans
 - ◆ Illustrative Elevations
 - ◆ Site Photographs

3. Background

3.1. Local Plan Status

- 3.1.1. In determining this planning application, the Council must assess the proposed development against the policies within the adopted South Lanarkshire Local Development Plan 2 (2021). The site is located within the Rural Area and outside the settlement boundary. The following policies are applicable:-

- ◆ Policy 2 - Climate Change

- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 14 - Natural and Historic Environment
- ◆ Policy DM1 - New Development Design
- ◆ Policy GBRA1 - Rural Design and Development
- ◆ Policy GBRA8 Development of Gap Sites
- ◆ Policy NHE14 Tree Preservation Orders
- ◆ Policy NHE18 Walking, Cycling and Riding Routes

3.2. Relevant Government Advice/Policy

3.2.1. Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate new housing development, particularly in areas where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to sustainable development. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements. The Council must also maintain a five-year supply of effective housing land.

3.3. Planning Background

3.3.1. There have been no recent planning applications on this specific site. In 2008 planning consent was granted for three house plots (Plots 1,2 and 3) immediately to the south of this site and this was followed by planning consent (CL/09/0099) in 2009 (renewed in 2012 CL/12/0352) for a further two house plots (Plots 4 and 5) to the west. Plots 2,3,4 and 5 have been constructed or are under construction at the present time. An amended planning consent (P/21/2217) has recently been approved for Plot 1 which is immediately adjacent to the current application site. Vehicular passing places were required to be installed under previous Planning Consents, along the full length of the private access road. Following a site inspection in respect of the current application it is now evident that these vehicular passing places have been installed along the full length of the private road to the Carlisle Road B7078 to the north east.

4. Consultation(s)

4.1. **Roads and Transportation Services** – no objections to the proposed development subject to conditions in respect of parking spaces and construction traffic management. This service raises no issues of road safety as a result of the proposed development.

Response: Noted. Should the Planning Committee be minded to grant planning consent, relevant planning conditions in respect of formation of parking spaces and construction traffic management can be attached.

4.2. **Environmental Services** – no objections to the proposal subject to the attachment of advisory notes.

Response: Noted. Should the Planning Committee be minded to grant planning consent, relevant advisory notes can be attached.

4.3. **Roads Flood Risk Management** – no objections to the proposed development subject to conditions in respect of the provision of further drainage arrangement information.

Response: Noted. Should the Planning Committee be minded to grant planning consent, relevant planning conditions can be attached.

- 4.4. **Arboricultural Services** – the applicants have submitted an Arboricultural Method Statement and associated plans which demonstrate how the site could be developed out with the root protection areas of the existing trees and the potential measures which could be taken in respect of the protection of tree during the development of the site.

Response: Should the Planning Committee be minded to grant planning consent, relevant planning conditions would be attached requiring the submission and approval of a Landscape Scheme, Tree Protection Plans and an updated Arboricultural Method Statement in relation to a future detailed proposal.

- 4.5. **Estates Services - Housing And Technical Resources** – no objections to the proposed development

Response: Noted.

5. **Representation(s)**

- 5.1. Statutory neighbour notification was undertaken, and the proposal was advertised in the local press as development contrary to the development plan and in respect of non-notification of neighbours. Following this, 14 letters of objection were received, the points of which are summarised below:-

- a) **The application site is located on a single track private road with no pavements or lighting which is not suitable to accommodate further development. Further development would result in road safety issues for pedestrians using the road which being a private road does not have a 30mph speed limit. The passing places previously installed are not serving their purpose as they are regularly blocked by parked cars.**

Response: It is noted that the access road is a private road. Roads and Transportation Services raised no objections to the proposed development subject to conditions in respect of parking spaces and construction traffic management. Vehicular passing places were required to be installed under previous Planning Consents, along the full length of the private access road. Following a site inspection in respect of the current application it is now evident that these vehicular passing places have been installed along the full length of the private road to the Carlisle Road B7078 to the north east. As the road is a private road the Council has no control over the use of these passing places, rather this is a private legal matter.

- b) **The Blackwood Estate private road forms part of the Core Path network and is regularly used by walkers and cyclists. The proposed development would result in further road safety issues and potential accidents. The road is regularly used by people, including school children, accessing the community woodland Loch Wood.**

Response: Roads and Transportation Services raised no objections to the proposed development in terms of accessibility or road safety concerns. It is not considered that the addition of one dwellinghouse would significantly increase the potential for road safety issues and there will be no adverse impacts on the Core Path network.

- c) **The private estate road has not been adopted by the Council due to issues such as an existing bridge over a watercourse. However developments of 6 or more houses normally require the road to be adopted.**

Response: This application is for planning permission in principle for one dwellinghouse. Other recent development in the area comprise groups of 2 and 3 dwellinghouses that were granted planning consent under separate applications, as set out in paragraph 3.3.1 above. Roads and Transportation

Services have raised no objections to the proposed development, subject to conditions in respect of parking spaces and construction traffic management, and do not require the road to be adopted by the Council. Roads and Transportations Services have advised that, in general, a new development of 6 houses or more would require a road construction consent which would ultimately result in the road being adopted by the Council. In this instance, the road is existing and maintained privately.

- d) **The private estate road has already been damaged by construction vehicles and the proposed development would lead to further damage to the road which will result in costs for the existing property owners with no guarantee that the owners of the proposed dwellinghouse will cover the costs.**

Response: The private access road has had vehicular passing places installed under these previous Planning Consents, along the full length of the road to the Carlisle Road to the north east. The impact on the condition of a private road is a separate legal matter and not something on which the Council can impose planning conditions. Any potential increase in liability in respect of maintenance for the existing road owners would be a civil matter. It is not considered that the single dwellinghouse would result in a significant deterioration of the road, as such Roads and Transportation Services raise no objections in respect of the proposed development.

- e) **The Blackwood estate originally comprised 8 properties and it now contains 21. The quality of this historically and environmentally significant estate has already been severely compromised and will only suffer further if creeping development is allowed. It will set a precedent for further development and is not identified in the development plan for residential development. References previous consents being for a limited number of dwellinghouses and previous local plans policies and reporters recommendations for a maximum of 5 house.**

Response: Following assessment of the proposal, the proposal for Planning Permission in Principle is considered to be acceptable and consistent with Policies 4, GBRA1, GBRA8 and GBRA9 of the adopted South Lanarkshire Local Development Plan 2, as set out below. Each proposal is considered on its own merits at the time of application.

- f) **The proposed development would be contrary to Policy GBRA8 Development of Gap Sites in that it would further damage the character of the group or wider countryside, would be detrimental to the adjacent Listed Building, is not comparable in size or have comparable amenity space provision to the current new development.**

Response: Following assessment of the proposal, the proposal for Planning Permission in Principle is considered to be acceptable and consistent with Policies 4, GBRA1 and GBRA8 of the adopted South Lanarkshire Local Development Plan 2, as set out below.

- g) **The proposed development would be contrary to Policy GBRA9 Consolidation of Existing Building Groups in that it would not reflect and respect the scale, character, cohesiveness, spacing and amenity of the existing group and the individual houses in that group. It would result in coalescence of the housing group with the existing nearby housing group. It would not have comparable amenity space provision to existing properties. It would not be consistent with the material and design of the existing development. References previous consents being acceptable**

as they rounded off the building group and the proposed dwelling house would therefore be excessive.

Response: Following assessment of the proposal, the proposal for Planning Permission in Principle is considered to be acceptable and consistent with the adopted South Lanarkshire Local Development Plan 2, as set out below.

h) Questions why the Blackwood Estate has not been identified as a Priority Greenspace in the current Local Development Plan.

Response: The South Lanarkshire Local Development Plan 2 was adopted in 2021 and does not designate the Blackwood Estate as a Priority Greenspace. Any request for a change in designation should be made through the consultation process for the next Local Development Plan, South Lanarkshire Local Development Plan 3.

i) Surveys should be undertaken in respect of protected species.

Response: Should the Planning Committee be minded to grant planning consent, relevant planning conditions can be attached including a requirement for an Ecological Survey of the site including protected species surveys and Bat Preliminary Roost Assessment.

j) No vehicle access exists to the site.

Response: Roads and Transportation Services raised no objections to the proposed development. It is considered that a suitable vehicular access to serve the house could be formed from the estate road.

k) The applicant proposes to connect to the public water supply however the estate is served by a private water pipe which is in poor repair.

Response: Should the Planning Committee be minded to grant planning consent, relevant planning conditions can be attached to require further details of the proposed water supply connection.

l) The trees on site are not shown on the site plan and the proposed development would have a negative impact on the ancient oak tree.

Response: Should the Planning Committee be minded to grant planning consent, relevant planning conditions can be attached to require the submission and approval of a Landscape Scheme, Tree Protection Plans and an updated Arboricultural Method Statement in relation to a future detailed proposal. The applicants have submitted an Arboricultural Method Statement and associated plans which demonstrate how the site could be developed out with the root protection areas of the existing trees and the potential measures which could be taken in respect of the protection of tree during the development of the site.

m) The proposed development would have an adverse impact on the adjacent Listed Building, the Dovecot and Covenanter's grave.

Response: It is not considered that the proposed development would have an unacceptable impact on the setting of the Grade B Listed Building, the Dovecot, and Covenanter's grave, as the proposed dwellinghouse is set back in the site, across the access road and not directly opposite the Listed Building and the proposal to retain the trees on site would continue to provide natural separation from the Listed Building.

5.2. These letters are available for inspection on the planning portal.

6. Assessment and Conclusions

- 6.1. The applicant seeks planning permission in principle for erection of a detached residential dwellinghouse, formation of access and associated works on an area of land in Blackwood Estate, to the west of Blackwood. The determining issues in the assessment of this application are compliance with local plan policy, its impact on the character of the Rural Area, amenity of adjacent properties and road safety matters.
- 6.2. The application site is identified as being within the Rural Area in the adopted South Lanarkshire Local Development Plan 2. Policy 4 Green Belt and Rural Area aims to protect the countryside from development which does not require to locate there. A number of circumstances where development may be acceptable in the countryside are set out in volume 2 of SLLDP2. In particular Policy GBRA8 Development of Gap Sites sets out a number of criteria which require to be met in respect of proposals for new houses within clearly identifiable gap sites. In this regard it is considered that the proposed site is located in a gap in the wider building group in this area of Blackwood Estate.
- 6.3. On completion of the adjacent dwellinghouse (Reference P/21/2217) the site will be bounded on at least two sides by habitable houses and will infill a gap between the adjacent site, the access road and the existing properties on the northern side of the access road. The proposed house size to plot ratio is considered to be comparable to existing properties within the building group, both the older properties and the more recently constructed properties. The proposed dwellinghouse will not result in ribbon development or coalescence with a separate building group as it is considered to form part of the wider building group in this area of Blackwood Estate. As a result the proposed house will contribute to its existing strong visual cohesion. Sufficient garden ground/amenity space can be provided which is comparable scale to existing properties. Although an indicative design for the property has been provided which is complementary to the character of the existing building group and consistent with the rural design policy and guidance set out in Policy GBRA1, the current application is for Planning Permission in Principle and the detailed design will be determined through a further application. The proposals therefore accords with Policy 4.
- 6.4. In terms of the adopted South Lanarkshire Local Development Plan 2, Policy 2 Climate Change aims to ensure that new developments minimise and mitigate against climate change and the generation of greenhouse gases. The site is located within walking distance of Blackwood where there are a number of facilities including a local shop and access to a regular bus service. The site is not on peatland or carbon rich soil or in a flood risk area and subject to further application providing specific site layout details will not result in the loss of mature trees. It is therefore considered that the proposal is consistent with Policy 2 of the adopted local development plan.
- 6.5. Policy 5 - Development Management and Policy DM1 New Development Design state that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts and sets out a number of requirements including footways, cycle routes, access and parking. Roads and Transportation raised no objections to the proposed dwellinghouse and access subject to conditions in respect of parking spaces and construction traffic management and there will be no adverse impacts on the Core Path network. Relevant conditions have been attached. As set out above, the current application is for Planning Permission in Principle and the detailed design will be determined through a further application. The development complies with all the relevant criteria and is therefore considered to be consistent with Policy 5 - Development Management.

- 6.6. In respect of Policy DM1 Development Management and Policy GBRA1 Rural Design and Development proposals are required to ensure the provision of an appropriate road layout and parking by complying with all required parking and access standards and have no adverse impact in terms of road or public safety. The site has the capacity to provide sufficient parking spaces to meet the required standards being three spaces measuring 3.0m x 6.0m. As set out above, Roads and Transportation raised no objections to the proposed dwellinghouse and access subject to conditions in respect of parking spaces and construction traffic management. Should the Planning Committee be minded to grant planning consent, relevant planning conditions, based on the conditions set out below, in respect of formation of parking spaces and construction traffic management can be attached. It is therefore considered that the proposed development is considered to be consistent with Policy DM1 Development Management and Policy GBRA1 Rural Design and Development.
- 6.7. In terms of the access arrangements, this is proposed via an existing private road which currently serves a grouping of properties. The proposed development of a single residential dwellinghouse is not considered to result in significant intensification of the road in terms of usage or increased traffic and does not pose any significant road safety concerns to warrant refusal in this instance due to the small scale of this development and the existing passing places. The maintenance of the private road is not a material planning consideration and would be treated as a civil matter between shared owners and cannot be controlled via planning conditions. Overall, the proposal is capable of being suitably accessed with sufficient parking space, in compliance with the aforementioned policies.
- 6.8. Policy 14 Natural and Historic Environment and Policy NHE14 Tree Preservation Orders aim to protect trees which make a significant contribution to the landscape or locality in which they are situated. The development will not result in the removal of any mature trees or impact on the protected oak tree. Relevant planning conditions can be attached based on the conditions set out below which included the submission and approval of a Landscape Scheme, Tree Protection Plans and an updated Arboricultural Method Statement in relation to a future detailed proposal. The applicants have submitted an Arboricultural Method Statement and associated plans which demonstrate how the site could be developed out with the root protection areas of the existing trees and the potential measures which could be taken in respect of the protection of tree during the development of the site. The proposal is consistent with Policy 14 and Policy NHE14.
- 6.9. Policy NHE3 Listed Buildings aims to preserve Listed Buildings and their settings. It is not considered that the proposed development would have an unacceptable impact on the setting of the Grade B Listed Building, the Dovecot, as the proposed dwellinghouse is set back in the site, across the access road and not directly opposite the Listed Building and the proposal to retain the trees on site including the large oak tree which would continue to provide natural separation from the Listed Building. The proposal is consistent with Policy NHE3.
- 6.10. Policy NHE18 Walking, Cycling and Riding Routes aims to safeguard existing and proposed walking, cycling and riding routes. The access road which runs along the eastern boundary of the site is the route of a Core Path (Reference CL/3256 & 3257) which runs through Blackwood Estate. The proposed development is not located such that it would have an adverse impact on this Core Path or the wider Core Path network. The proposal is consistent with Policy NHE18.

- 6.11. In conclusion, following a detailed assessment of the development, it is considered the proposals comply with the adopted South Lanarkshire Local Development Plan 2. As such, it is recommended that planning permission in principle is granted subject to the attached conditions.

7. Reason for Decision

- 7.1. The proposal would have no significant adverse impact on amenity, public safety or the character of the Rural Area and complies with the provisions of Policies 2, 4, 5, 14, DM1, GBRA1, GBRA8, NHE3 and NHE14 of the South Lanarkshire Local Development Plan 2 (Adopted 2021).

David Booth

Executive Director (Community and Enterprise Resources)

26 July 2022

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 04.05.2022

- ▶ Consultations
 - Roads Development Management Team 29.06.2022
 - Environmental Services 28.04.2022
 - Roads Flood Risk Management 15.07.2022
 - Arboricultural Services 04.08.2022
 - Estates Services - Housing And Technical Resources 22.04.2022

- ▶ Representations Dated:
 - Mr Ray Jones, Westlands, Lesmahagow, Lanark, ML11 0JG 01.05.2022
 - Mr James Buckley, The Bothy, Blackwood Estate, Lesmahagow, ML11 0JG 04.05.2022
 - Dr Barry Harrison, Woodhead Farm, Blackwood Estate 01.05.2022
 - Mrs Lynsey Cosgrove, Cairnburn Cottage, Blackwood Estate, Lesmahagow, ML11 0JG 02.05.2022
 - Ms Sarah Lowe, Calvados House, Blackwood Estate, Lesmahagow, ML11 0JG 02.05.2022
 - Mr Terry Wise, The Dovecot Blackwood Estate, Lesmahagow, LANARK, ML11 0JG 02.05.2022

Mrs Victoria Connick, Blackwood Mains, Blackwood Estate, Lesmahagow, ML11 0JG	21.04.2022
Mrs Dawn Carlin, The Latches, Blackwood Estate, Lesmahagow, ML11 0JG	04.05.2022
Mr Ross Carlin, The Latches, Blackwood Estate, Lesmahagow, ML11 0JG	04.05.2022
Dr Jonathan Connick, Blackwood Mains, Blackwood Estate, Lesmahagow, ML11 0JG	19.04.2022
Mr Stephen Cosgrove, Cairnburn Cottage, Blackwood Estate, Lesmahagow, ML11 0JG	02.05.2022
Ms Victoria Yates, The Coach House, Blackwood Estate, Lesmahagow, ML11 0JG	30.04.2022
Mr John Marshall, Cosy Glen Cottage, Blackwood Estate, Lesmahagow, Lanark, ML11 0JG	30.04.2022
Mrs Heather Wise, The Dovecot, Blackwood Estate, Lesmahagow, Lanark, ML11 0JG	02.05.2022

Contact for further information

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

Morag Neill, Planning Officer,
Phone: 01698 455053
Email: morag.neill@southlanarkshire.gov.uk
Detailed planning application

Conditions and reasons

01. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

These matters are as follows:

- (a) the layout of the site, including all roads, footways, parking areas and open spaces;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
- (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum;
- (d) the design and location of all boundary treatments including walls and fences;
- (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
- (f) the means of drainage and sewage disposal and details of the proposed water supply connection;
- (g) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- (h) Details of facilities for the storage of refuse within the proposed development, including the design, location and access for uplift;
- (i) Ecological Survey of the site including protected species surveys and Bat Preliminary Roost Assessment carried out by an appropriately qualified ecologist and following current Nature Scot guidance;
- (j) A Construction Traffic Management Plan (TMP) for the construction phase including, but not limited to, access and parking provision, working hours, management of deliveries and storage of materials and wheel washing facilities. For the avoidance of doubt, all construction traffic shall be restricted to accessing and leaving the site via the private access road to the Carlisle Road B7078 to the north east.

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

02. That notwithstanding the terms of Condition 1 above, the design and siting of any dwellinghouse and garage on the site shall take due cognisance of the rural location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials; and shall be in accordance with the Council's approved policy on new dwellings in the Greenbelt/Countryside.

Reason: These details have not been submitted or approved.

03. That for the avoidance of doubt, no consent is hereby granted for the location or footprint of the dwelling and garage indicated on the approved plans.

Reason: Permission in principle is granted only.

04. That no building to be erected on the site shall exceed 1.5 storey(s) in height.

Reason: To safeguard residential amenity and to ensure satisfactory integration with the surrounding area.

05. That notwithstanding the terms of Condition 1 above, the further application will require the submission and approval in writing by the Council as Planning Authority, of a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS). Specific issues to be dealt with in the TPP and AMS:
- a) Location and installation of services/ utilities/ drainage.
 - b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
 - c) Details of construction within the RPA or that may impact on the retained trees.
 - d) A full specification for the installation of boundary treatment works.
 - e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
 - f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
 - g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
 - h) A specification for scaffolding and ground protection within tree protection zones.
 - i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
 - j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
 - k) Boundary treatments within the RPA
 - l) Methodology and detailed assessment of root pruning
 - m) Arboricultural supervision and inspection by a suitably qualified tree specialist
 - n) Reporting of inspection and supervision
 - o) Methods to improve the rooting environment for retained and proposed trees and landscaping
 - p) Veteran and ancient tree protection and management.

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

06. That notwithstanding the terms of Conditions 1 and 5 above, the Arboricultural Method Statement and supporting details to be submitted in support of any further application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, by a suitably qualified tree specialist.

Reason: To safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

07. That the further application(s) required under the terms of Condition 1 above shall be subject to the following:

- (a) A three bedroom dwelling will require two parking spaces and a dwelling with four or more bedrooms will require three parking spaces.
- (b) All parking spaces shown with dimensions of 3m x 6m and a garage may count towards parking provision if the internal dimensions are a minimum 3m x 7m.

Reason: In the interests of road safety.

08. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted, and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

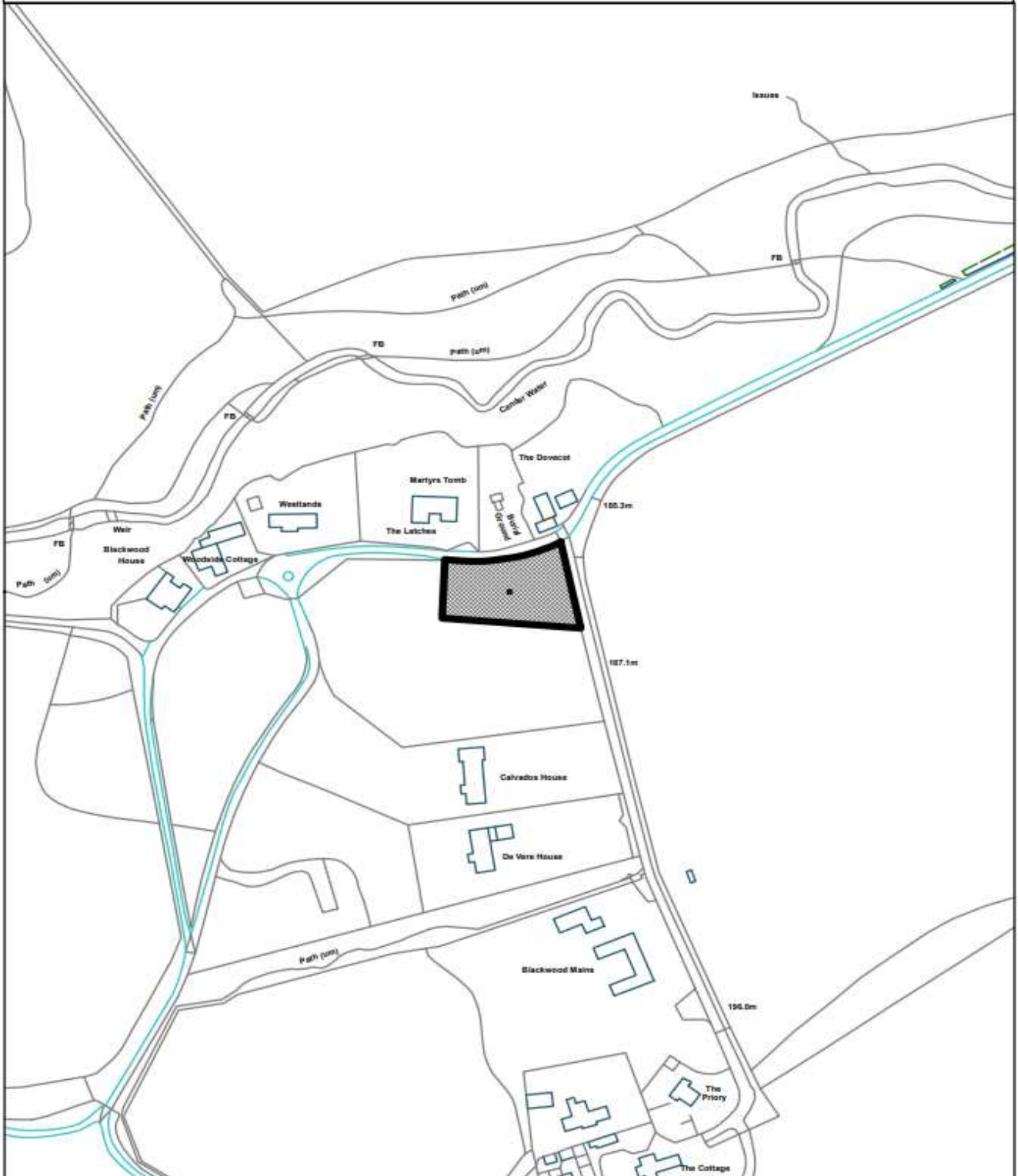
Reason: To ensure the provision of appropriate facilities on site.

09. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

P/22/0511

Land 50M Southeast of the Latches, Blackwood Estate



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Scale:
1:2,500
Date:
22/07/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development