

Report

3

Report to:	Planning Committee
Date of Meeting:	22 March 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0741
Planning Proposal:	Erection of 14 townhouses, 21 flatted dwellings and formation of access road and associated landscaping (Amendment to EK/04/0489)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Persimmon Partnerships
- Location : Blackbraes Road
East Kilbride

2 Recommendation

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

- (1) Grant Detailed Planning Permission (Subject To Conditions – based upon the attached conditions)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

The application is contrary to the Development Plan and objections have been received. In accordance with Council procedures, a hearing may be required prior to determining the application.

If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997, the application must be referred to the Scottish Executive because the proposed development does not accord with the adopted local plan and the Council has a financial interest in the development.

3 Other Information

- ◆ Applicant's Agent: Hypostyle Architects
- ◆ Council Area/Ward: 17 Morrishall
- ◆ Policy Reference(s): East Kilbride and District Local Plan – Policies DC1 and SLP6 – Development Control General, STRAT1 – Development Strategy, RES2 – Meeting Local Housing Needs – Affordable Housing, RES6 – New Housing Development,

LR1 – Indoor/Outdoor Recreation Facilities,
LR2 – Public Parks/Open Space, LR3 –
Environment, ENV6 – Protection of the Built
and Natural Environment and ENV14 Urban
Open Space.

- ◆ Representations:
 - ▶ 129 Objection Letters
- ◆ Consultation:

Strathclyde Police H.Q.

Power Systems

West of Scotland Archaeology Service

British Telecom

Scottish Wildlife Trust

Scottish Natural Heritage

Scottish Water

Public Protection – Environmental Health (East Kilbride)

Calderwood Community Council

SEPA (West Region)

TRANSCO (Plant Location)

Leisure Services (Arboriculture)

Leisure Services (Horticulture & Landscape Development)

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site is located at the north western edge of Calderwood and extends to 0.81 of a hectare or thereby. It is irregular in shape and overlooks the East Kilbride expressway (A725) some 350 metres north east of the Whirlies roundabout. The site is not level, there being a downward slope from its eastern boundary (Struthers Crescent) towards its western edge.
- 1.2 The larger part of the site measuring approximately 0.66 of a hectare, and representing approximately 81% of its overall area, is mostly overgrown grass although there are clumps of sporadic trees/bushes. Close to the western boundary, and partly within the site, there are a few items of children's play equipment and a bench all of which are in a poor condition. An informal desire line runs approximately east to west across the site which is used primarily by dog walkers. The remaining 0.15 hectares of the site at its northern end is occupied by a row of disused lock up garages with rooftop parking above.
- 1.3 The site is bounded to the east by number 56 Blackbraes Road, a tree lined footpath, a courtyard of lock up garages and the rear gardens of houses in Struthers Crescent, whilst to the north is a further row of lock up garages with rooftop parking above. The southern boundary of the site adjoins a public footpath that links Blackbraes Road with the A725. This footpath has street lighting, is enclosed by trees/hedges and adjoins to the south an area of public open space (managed grassland) and the rear gardens of houses in Geddes Hill. Part of the western side of the site is bounded by a recently completed footpath which runs approximately south west to north east and links Blackbraes Road to the row of lock up garages at the northern edge of the site.
- 1.4 Adjoining this boundary there is further open space extending to approximately 1.8 hectares similar in character, appearance and function to the main part of the application site and thereafter the downward sloping embankment of the A725. On the opposite side of the A725 there is Nerston Industrial Estate.
- 1.5 The application site and the adjoining larger area of open space has been used and promoted in recent years by a local community/interest group, the John Struthers Nature Area Management Committee. The group has undertaken a number of voluntary environmental improvement works in conjunction with local businesses including tree, shrub and bulb planting, the formation of footpaths and the siting of a commemorative stone, benches and an information board. The site is also regularly promoted by the group for environmental educational purposes.

2 Proposals

- 2.1 This is a detailed planning application for the demolition of the disused lock ups at the north end of the site and the development of the overall site for fourteen townhouses, twenty one flatted dwellings in two separate blocks and the formation of an access road with associated landscaping.

- 2.2 Vehicular access would be created by extending the road at the bottom of Blackbraes Road at a right angle into the site. Footpaths would be formed at either side of the road at this point and both the existing pedestrian access linking the bottom of Blackbraes Road to the A725 East Kilbride expressway and several private vehicular accesses into the rear of the three properties at 121 – 125 Geddes Hill would be maintained. The road would run approximately midway through the site from south to north with a turning roundel at its northern end and parking areas to either side. A footpath would link the roundel to the lock up garages to the north, maintaining pedestrian access from this side of the site. A new play area would be created adjacent to this path.
- 2.3 The south west of the site would be occupied by a crescent of fourteen two/three storey split level terraced townhouses which would be split level to take account of the variations in the levels of the site. These would comprise twelve three bedroomed units with a four bedroomed unit on either end of the row. All of these houses would have integral garages and driveways linking these to the access road to the rear. The first of the flatted blocks would be located to the south east of the site and would be L-shaped in design with three two bedroomed flats on each of three floors with balconies outside each of the livingrooms. The second flatted block would be situated to the north of the townhouses and would comprise four two bedroomed flats on each of three floors. Balconies and/or timber decking would again be constructed outside the livingrooms in each of the flats on the western elevation of the building. Proposed materials for all of the blocks would be a combination of buff facing brick, render and timber cladding to the walls with natural slate roofs.
- 2.4 The site has been identified for housing purposes as an integral component of the Council's New Housing Partnership Initiative. This is being promoted by the Council in conjunction with Central Government, in order to provide a wide range of housing types/tenure to meet local housing needs. This Initiative aims to enhance the supply of social and amenity housing through partnership working with a Housing Association and private developers. Negotiations regarding this partnership agreement have been ongoing for a number of years. In this regard, the site at Blackbraes will be developed with a range of mainstream housing for sale, the capital from which will contribute to a number of other public/private housing developments elsewhere in South Lanarkshire which have already been completed. It is therefore important to emphasise that if approved, this development will make an important contribution to realising this policy.

3 Background

3.1 Structure Plan Status

Strategic Policy 1 – Strategic Development Locations and Strategic Policy 6 – Quality of Life and Health of Local Communities of the approved Glasgow and Clyde Valley Joint Structure Plan are relevant in the determination of this application.

3.2 Local Plan Status

The majority of the application site was one of the sites considered at the inquiry into the East Kilbride and District Local Plan in 2002 and was subsequently included in the plan and identified as a residential development opportunity with a notional capacity of 35 units. The area of land identified in the plan totalled 0.66 of a hectare although the boundaries of this planning application have been amended slightly to protect the existing trees running along the eastern boundary of the site, a path along

the western boundary of the site and to extend into the lock up area to the north of the site identified in the local plan. In addition, changes to the shape of the site have been necessary to take account of the characteristics of the development and the shape and position of the road layout and buildings which has resulted in the boundaries encroaching slightly into the adjacent site zoned for Leisure/Community Use. This being so, the application has been advertised as Development Contrary to the Development Plan, albeit that the net area will remain the same as the site identified in the local plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General, STRAT1 – Development Strategy, RES2 – Meeting Local Housing Needs – Affordable Housing, RES6 – New Housing Development, LR1 – Indoor/Outdoor Recreation Facilities, LR2 – Public Parks/Open Space, LR3 – Environment, ENV6 – Protection of the Built and Natural Environment and ENV14 Urban Open Space.

3.3 **Relevant Government Advice/Policy**

Scottish Planning Policy (SPP) 1 – The Planning System and SPP3 – Planning for Housing are relevant in the determination of the application.

3.4 **Planning Background**

A planning application for a residential development on this site with slightly different boundaries was lodged by the same applicant in August 2004 (Ref. EK/04/0489). However, this was withdrawn in December 2004 following concerns that a footpath running to the west of the site would be affected by the development and this amended application was submitted to amend this boundary and include the disused lock-ups to the north within the development site.

4 **Consultations**

- 4.1 **Strathclyde Police H.Q.** – have offered no objections to the application but have offered comments on appropriate boundary treatments, landscaping and lighting to ensure that opportunities for surveillance are maintained as much as possible throughout the development.

Response: Noted. Appropriate conditions will be imposed on these matters and the applicant will be advised to contact them for advice in this regard.

- 4.2 **Power Systems** – have advised that some of their apparatus lies within the boundaries of the application site.

Response: Noted. The applicant will be advised to contact them to arrange for appropriate diversion of this apparatus.

- 4.3 **West of Scotland Archaeology Service** – have offered no objections to the proposals.

Response: Noted and accepted.

- 4.4 **British Telecom** - have advised that some of their apparatus lies within the boundaries of the application site.

Response: Noted. The applicant will be advised to contact them to arrange for appropriate diversion of this equipment.

- 4.5 **Scottish Wildlife Trust** – have objected to the application on the grounds of the development of this area of informal greenspace, the nature conservation of the site and the availability of other Greenfield sites in the area.

Response: The principle of the development of the site has already been established through the recent Local Plan Inquiry into the East Kilbride and District Local Plan. Whilst noting their concerns in this regard, the proposed development would be on the least sensitive part of the wider area of current open space in terms of the location of trees and other planting.

- 4.6 **Scottish Natural Heritage** – have not responded to the current application.

Response: Noted.

- 4.7 **Scottish Water** – have not responded to the current application but had offered no objections to the previous submission (EK/04/0489) subject to standard conditions and requirements.

Response: Noted. Conditions will be imposed requiring the applicant to provide written confirmation from Scottish Water that the site can be satisfactorily served by a sewerage scheme and restricting occupation of any of the units until the site is served by this scheme.

- 4.8 **Public Protection - Environmental Health (East Kilbride Area)** - have not responded to the current application but had offered no objections to the previous submission (EK/04/0489) subject to conditions on noise, construction hours, contaminants and the location of bin stores.

Response: Noted. Appropriate conditions and/or advisory notes have been imposed.

- 4.9 **Calderwood Community Council** – have objected to the application on the grounds that the proposal is contrary to the local plan and the loss of the play facilities on the site, mature trees and the encroachment into the John Struthers Nature Area.

Response: Whilst noting that a small part of the application site will encroach into the area designated for open space, this is considered to be acceptable for the reasons discussed in Section 3.2 above. As discussed in 2.2 above, improved play facilities would be provided to compensate for the loss of the existing equipment. As detailed in the response to 4.12 below, the Council's Arboricultural Officer has been consulted on the application and has offered no objections to the limited number of trees to be removed.

- 4.10 **SEPA (West Region)** – have offered no objections provided the foul drainage is connected to the public sewer and that all surface water is treated in accordance with the principles of Sustainable Urban Drainage Systems.

Response: Noted. These issues will be addressed through the imposition of appropriate conditions.

- 4.11 **Transco (Plant Location)** – have provided a plan showing the location of their apparatus in the area.

Response: None of their apparatus will be located within the application site.

- 4.12 **Leisure Services (Arboriculture)** – have noted that some mature trees would be removed as a result of the development but have offered no objections on these grounds. They have also noted that existing native hedging surrounding the site should be retained where possible.

Response: Noted. It is acknowledged that the position of the buildings near the boundaries of the site will necessitate the removal of six trees. A condition will however be imposed requiring details of this to be provided in addition to new hedge planting which the applicant has agreed to in principle. They have also advised that fencing should be provided to protect the trees during the construction phase of the development.

- 4.13 **Leisure Services (Horticulture and Landscape Development)** – have noted that a careful scheme of landscaping will be required given the prominent nature of the site and that an appropriate standard of replacement play equipment should be provided.

Response: Noted. As discussed above, a landscaping plan will be required as a condition of the consent as will be submission of details on play equipment.

- 4.14 **Roads and Transportation Services** – have offered no objections provided the bin store for block one is relocated to nearer the flats, that the first two metres of all driveways are hard surfaced and that dropped kerb accesses are provided where appropriate.

Response: Noted. The applicant has amended the original proposed position of the bin store for block one to take account of these concerns. Conditions will be imposed on the submission of details on surfacing materials for the driveways and on dropped kerbs to ensure that access is maintained to the rear of the properties at 121 -125 Geddes Hill.

5 Representations

Following statutory neighbour notification and advertisement, 129 representations have been received. Although 121 of these referred to the previous application EK/04/0489 it is understood that these are intended for this revised submission. The Objections can be summarised as follows:

- a) **It is not clear whether vehicular access will be maintained to the driveways at rear of the properties at 121-125 Geddes Hill.**

Response: Vehicular access to these properties will be maintained and an appropriate condition will be imposed requiring the provision of a dropped kerb to ensure that this is the case.

- b) **The proposed block of flats to the south east of the site will raise privacy and overlooking issues to the rear of the properties at 121-125 Geddes Hill and should be relocated to the proposed location of the car park.**

Response: The back of the nearest rear garden (125 Geddes Hill) will be approximately 16 metres away from the southern wall of this block of flats and the house itself approximately 30 metres away. I consider this to be acceptable to overcome any privacy issues. I would add that the size and shape of the proposed block would mean that it could not be relocated to where the car park is shown.

- c) **The development will increase in traffic on Geddes Hill, Raeburn Avenue and Blackbraes Road which could raise safety issues particularly to young children playing in the area unless traffic calming is provided.**

Response: The Council's Roads and Transportation Services Department have been consulted on the application and have offered no objections on the grounds of an increase in traffic. I would add that traffic calming is proposed at the entrance into the site.

- d) **Terms and conditions should be drawn up to ensure that no dangers arise from the construction site.**

Response: A number of planning conditions have been imposed relating to the construction of the development including construction traffic access, fencing and the location of the site compound and contractors car park. Any site contractors would also require to adhere to normal health and safety regulations on building sites.

- e) **Permission should be refused as the proposal has been advertised as Development Contrary to the Development Plan.**

Response: As discussed in 3.2 above, the part of the application site which will be on the land which was designated as open space in the now superseded East Kilbride Local Plan will amount to 0.66 hectares. This is the same area of land which was designated as a potential housing site in the revised local plan and I am of the opinion that changes to the boundaries of the site are justified for the reasons discussed above.

- f) **Vehicular access into the site will be inadequate during construction of the development.**

Response: The Council's Roads and Transportation Services Department have offered no objections in this regard. It is however noted that access into the site from Saddlers Wells Court would be unsuitable for general construction traffic other than for the proposed demolition of the lock ups and I intend to impose a condition to this effect.

- g) **Construction personnel should not be allowed to park on adjoining streets.**

Response: I intend to impose a condition requiring a plan to be provided showing the location of a suitable area for construction workers vehicles during construction of the site.

- h) **Adequate measures should be taken to ensure that there is no damage to kerbs or verges from construction traffic.**

Response: The Council's Roads and Transportation Services Department have not advised that any specific measures be undertaken to protect kerbs and verges. However, the costs of repairing any damage known to have been caused by construction vehicles would be attributed to the companies involved.

- i) **One of the entrance doors into the proposed block at the south east corner of the site would face onto Geddes Hill which could encourage on-street parking at this location.**

Response: I note the position of the door on this block which has been provided to allow pedestrian access from the flats onto Blackbraes Road. I consider that the benefits of this outweigh any adverse traffic/parking issues which it could raise.

- j) **No details have been provided on the proposed boundary treatments surrounding the site.**

Response: Noted. This would not normally be included as part of a planning submission. However, these details will be required as a condition of the consent and will require to be agreed before work starts on site.

- k) **No details have been provided on where telephone services would be taken into the site.**

Response: Noted. Again, this would not normally be included as part of a planning submission and would be an issue for the developer to discuss with utility companies directly.

- l) **Adequate measures should be taken to ensure that no mud from the site is carried onto adjacent streets.**

Response: Any problems with mud on surrounding roads would be monitored and addressed by the Roads and Transportation Services Department.

- m) **A number of trees will be lost as a result of the development.**

Response: Noted and accepted. The Council's Arboricultural Officer has been consulted on the application and has offered no objections to the removal of the trees shown.

- n) **Three main, easy access footpaths will be lost as a result of the development.**

Response: This is not the case. Only a desire line which runs approximately east to west across the site and is not a formal footpath would be affected by the development. Part of the reason for the submission of this amended application was to enable the other paths bounding the site to be retained.

- o) **The proposed play area will be an inadequate facility for toddlers only with no kick about space for older children.**

Response: As discussed in 4.13 above, the developer will require to submit details of the specification of the proposed replacement play area to be provided. This will however be a new facility to replace several pieces of play equipment which are currently in poor condition. Whilst a kick about facility is not being proposed in this case, the topography of the site does not lend itself to this at present although a flat grassed area is located to the south of the site.

- p) **The proposals will result in the loss of the only neighbourhood open space in the area.**

Response: This is not the case. Whilst noting that this is the closest part of the adjoining wider area of open space to residential properties on Blackbraes Road and Struthers Crescent, approximately 74% of this will remain.

- q) **The community's involvement and needs have been disregarded and any building will be detrimental to the John Struthers Nature Area.**

Response: The principle of the development of this site was discussed at large at the inquiry into the East Kilbride and District Local Plan and the views of the community were noted at that time. Furthermore, this revised proposal has been lodged following several meetings with representatives of the John Struthers Nature Area Management Committee who had previously raised concerns about the location of the boundaries of the site.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted Local Plan for the area. More specifically, the proposal can be assessed firstly in terms of the principle of the development, and in this case whether changes to the boundaries of the site from that discussed at the Local Plan Inquiry can be justified, and if so, whether the detailed layout of the site and the design of the houses is acceptable and appropriate for this location.
- 6.2 The Council's strategy for the future development of East Kilbride is strongly based on encouraging sustainable development while upgrading the quality and fabric of the area. In this regard, the strategy seeks to direct new development to sites within existing settlement boundaries utilising redevelopment and under used sites where possible. The identification of the site at Blackbraes as a residential opportunity accords with this strategy. Within East Kilbride there is little brownfield land available for re-development for residential use. For that reason there are limited opportunities to increase housing provision closer to the town centre as a choice to the proposed expansion at the edge of the town. Objections to the application are primarily focused on the loss of open space and whilst noting the concerns of the objectors in this regard, the principle of the development has already been accepted and the debate surrounding the merits of such fully discussed at the Local Plan Inquiry.
- 6.3 Whilst the application has been advertised as Development Contrary to the Development Plan because of alterations to the boundaries of the site from that discussed at the Local Plan Inquiry, the area of land to be developed within the existing area of open space will remain the same at 0.66 of a hectare. The boundaries discussed at the Local Plan Inquiry did not take account of any boundary features however and I am satisfied that the proposed boundaries will enable the development of the site with minimal disruption to the path running along the western boundary and the trees to the eastern boundary. I would add that the remaining 0.15 hectares of the site bringing its overall area to 0.81 hectare will be developed on land currently zoned for residential purposes.
- 6.4 The development of open space has to be given careful consideration by the Council, but on this occasion, there are considered to be sound and justifiable reasons for promoting residential development at this location. However, the greatest part of the wider area of open space will remain and the Council, in response to a request made by the John Struthers Nature Area Management Committee, intends to consult with Scottish Natural Heritage on the possibility of this area being designated as a Local Nature Reserve. Furthermore, the development of the site provides the opportunity to provide new play facilities and the redevelopment of an unsightly area of disused lock ups. The applicant has also discussed the possibility of native hedging to be planted along the western boundary of the site to complement the wider aims and character of the adjoining area of open space.
- 6.5 Turning to look at the detail of the proposals, I have no planning concerns. The site will occupy a prominent position when entering East Kilbride from the north and I am of the opinion that the development proposed makes good use of the shape, features and topography of the site. I do not consider that any traffic or amenity issues will arise as a result of the proposals and whilst noting the issues and concerns raised by the objectors and consultees, consider that these matters can be dealt with through the imposition of appropriate conditions. For these reasons, and those given above, I

therefore recommend that planning permission be granted as a departure from the local plan for the following reason:

- The proposals will enable the development of this key site for residential purposes whilst ensuring a number of existing features such as paths and mature trees, which would otherwise have been affected by the development of the precise site designated in the local plan, are retained.

Iain Urquhart
Executive Director (Enterprise Resources)

14 March 2005

Previous References

- ◆ EK/04/0489 - Erection of residential development (14 no. townhouses and 21 no. flatted units), formation of access road and associated landscaping at Blackbraes Road, East Kilbride

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Leisure Services (Arboriculture) 11/02/05
 - TRANSCO (Plant Location) 12/01/05
 - Scottish Wildlife Trust 13/01/05
 - S.E.P.A. (West Region) 14/01/05
 - Strathclyde Police H.Q. 28/01/05
 - Leisure Services (Horticulture & Landscape Development) 07/02/05
 - Power Systems 26/01/05
 - British Telecom 25/01/05
 - Roads and Transportation Services (East Kilbride) 24/01/05
 - West of Scotland Archaeology Service 21/01/05
 - Calderwood Community Council 07/03/05

► Representations

Name of
Representee : Joe Allan
Address: East Kilbride History Society
94 Franklin Place
Westwood
East Kilbride
G75 8LS
Date of reply: 19/01/05

Name of
Representee : Dr A D McKendrick
Address: 52 Blackbraes Road
Calderwood
East Kilbride
G74 3JY
Date of reply: 19/01/05

Name of
Representee : J.M. Sutherland
Address: 40 Blackbraes Road
Calderwood
East Kilbride
G74 3JY
Date of reply: 26/01/05

Name of
Representee : Melanie Tizard & David Kelman
Address: 121 Geddes Hill
Calderwood
East Kilbride
G74 3LG
Date of reply: 26/01/05

Name of
Representee : Audrey Roberts
Address: 125 Geddes Hill
Calderwood
East Kilbride
G74 3LG
Date of reply: 26/01/05

Name of
Representee : James Jackson
Address: 54 Blackbraes Road
Calderwood
East Kilbride
G74 3JY
Date of reply: 26/01/05

Name of
Representee : Stuart Finlay
Address: 76 Raeburn Avenue
Calderwood
East Kilbride
G74 3JR
Date of reply: 26/01/05

Name of
Representee : Blackbraes Protection Committee
Address: 85 Struthers Crescent
Calderwood
East Kilbride
G74 3LF
Date of reply: 02/03/05

Name of
Representee : Allison Johnston
Address: 13 Runciman Place
Calderwood
East Kilbride
G74 3LH
Date of reply: 09/03/05

Name of Representee: C.W. Hollinger
Address: 38 Struthers Crescent
Calderwood
East Kilbride
G74 3LE

Date of Reply: 11/03/05

Name of Representee: Leslie Johnstone
Address: 83 Saddlers Wells Court
Calderwood
East Kilbride
G74 3NE

Date of Reply: 11/03/05

Name of Representee: Raymond Seix
Address: 84 Sadlers Wells Court
Calderwood
East Kilbride
G74 3NG

Date of Reply: 11/03/05

Name of Representee: John Ward
Address: 30 Struthers Crescent
Calderwood
East Kilbride
G74 3LE

Date of Reply:	11/03/05
Name of Representee:	Karen McNeill
Address:	57 Struthers Crescent Calderwood East Kilbride
Date of Reply:	11/03/05
Name of Representee:	J & A Ferguson
Address:	83 Struthers Crescent Calderwood East Kilbride
Date of Reply:	11/03/05
Name of Representee:	Thomas Bruce
Address:	21 Sadlers Wells Court Calderwood East Kilbride
Date of Reply:	11/03/05
Name of Representee:	D Brown
Address:	9 Sadlers Wells Court Calderwood East Kilbride
Date of Reply:	11/03/05
Name of Representee:	Carol Mallan
Address:	76 Sadlers Wells Court Calderwood East Kilbride G74 3NG
Date of Reply:	11/03/05
Name of Representee:	June McColl
Address:	69 Struthers Crescent Calderwood East Kilbride
Date of Reply:	11/03/05
Name of Representee:	Rita Brawley
Address:	65 Drury Lane Court Calderwood East Kilbride
Date of Reply:	11/03/05

Name of Representee: Theresa Barr
Address: 66 Sadlers Wells Court
Calderwood
East Kilbride

Date of Reply: 11/03/05

Name of Representee: Mr Mackie
Address: 69 Sadlers Wells Court
Calderwood
East Kilbride

Date of Reply: 11/03/05

Name of Representee: A Galloway
Address: 62 Sadlers Wells Court
Calderwood
East Kilbride

Date of Reply: 11/03/05

Name of Representee: Denis O'Reilly
Address: 85 Struthers Crescent
Calderwood
East Kilbride
G74 3LE

Date of Reply: 11/03/05

Name of Representee: David Stewart
Address: 59 Struthers Crescent
Calderwood
East Kilbride
G74 3LF

Date of Reply: 11/03/05

Name of Representee: Elizabeth Harper
Address: 20 Struthers Crescent
Calderwood
East Kilbride
G74 3LF

Date of Reply: 11/03/05

Name of Representee: Liz Geraghty
Address: 30 Baillie Drive
Calderwood
East Kilbride
G74 3LP

Date of Reply: 11/03/05

Name of Representee: John Geraghty
Address: 30 Baillie Drive
Calderwood
East Kilbride
G74 3LP

Date of Reply: 11/03/05

Name of Representee: S Morison
Address: 17 Baillie Drive
Calderwood
East Kilbride
G74 3JZ

Date of Reply: 11/03/05

Name of Representee: Kirsty Pirie
Address: 18 Baillie Drive
Calderwood
East Kilbride
G74 3LD

Date of Reply: 11/03/05

Name of Representee: Mary Inglis
Address: 18 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/03/05

Name of Representee: Kevin Pirie
Address: 18 Baillie Drive
Calderwood
East Kilbride
G74 3LD

Date of Reply: 11/03/05

Name of Representee: S Inglis
Address: 18 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/03/05

Name of Representee: E Colvin
Address: 60 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Brian Hinton
Address: 37 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Jean Hinton
Address: 37 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Frank McDonald
Address: 19 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Jamie Greer
Address: 38 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Ian Bonnar
Address: 38 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Alison Bonnar
Address: 38 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: James McGinley
Address: 28 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Janice Currie
Address: 28 Baillie Drive
Calderwood
East Kilbride
G74 3LD

Date of Reply: 11/3/05

Name of Representee: Mr P Williamson
Address: 76 Baillie Drive
Calderwood
East Kilbride
G74 3LB

Date of Reply: 11/3/05

Name of Representee: Eric J Morton
Address: 67 Baillie Drive
Calderwood
East Kilbride
G74 3LB

Date of Reply: 11/3/05

Name of Representee: George Whiting
Address: 13 Baillie Drive
Calderwood
East Kilbride

Date of Reply: 11/3/05

Name of Representee: Agnes Whiting
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Contact for Further Information

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

Philip Jamieson, Planning Officer, Civic Centre, East Kilbride
Ext. 6327 (Tel :01355 606327)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 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.; (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 before any work commences on the site, a detailed scheme for the proposed play area within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include : (a) details of the type and location of play equipment, seating and litter bins to be provided; (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area; and (d) details of the phasing of these works.
- 4 That prior to the completion or occupation of the last dwellinghouse/flat within the development, all of the works required for the provision of the equipped play area agreed in the scheme approved under the terms of Condition 3 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.
- 5 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 6 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.
- 7 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 8 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.
- 9 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 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.

- 10 That before work commences on the access road into the site, dropped kerb accesses to the rear of the properties at 121, 123 and 125 Geddes Hill shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 11 That no dwellinghouse or flat shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 12 That before development starts, details of the surface finishes to parking bays, parking courts and curtilage parking areas shall be submitted to and approved by the Council as Planning Authority.
- 13 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 14 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 15 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 14 above.
- 16 That no dwellinghouse/flat shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 17 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme.
- 18 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.
- 19 That before development starts, details of the location, design, position and luminance levels of all external lighting columns and units shall be submitted to and approved by the Council as Planning Authority and thereafter, all external lighting shall be implemented and thereafter maintained in accordance with these details.
- 20 That details of any contaminated materials found within the boundaries of the application site during the construction phase shall be notified to the Planning Authority and an action plan shall be formulated if this is the case addressing the safe handling, storage and disposal of the said material.

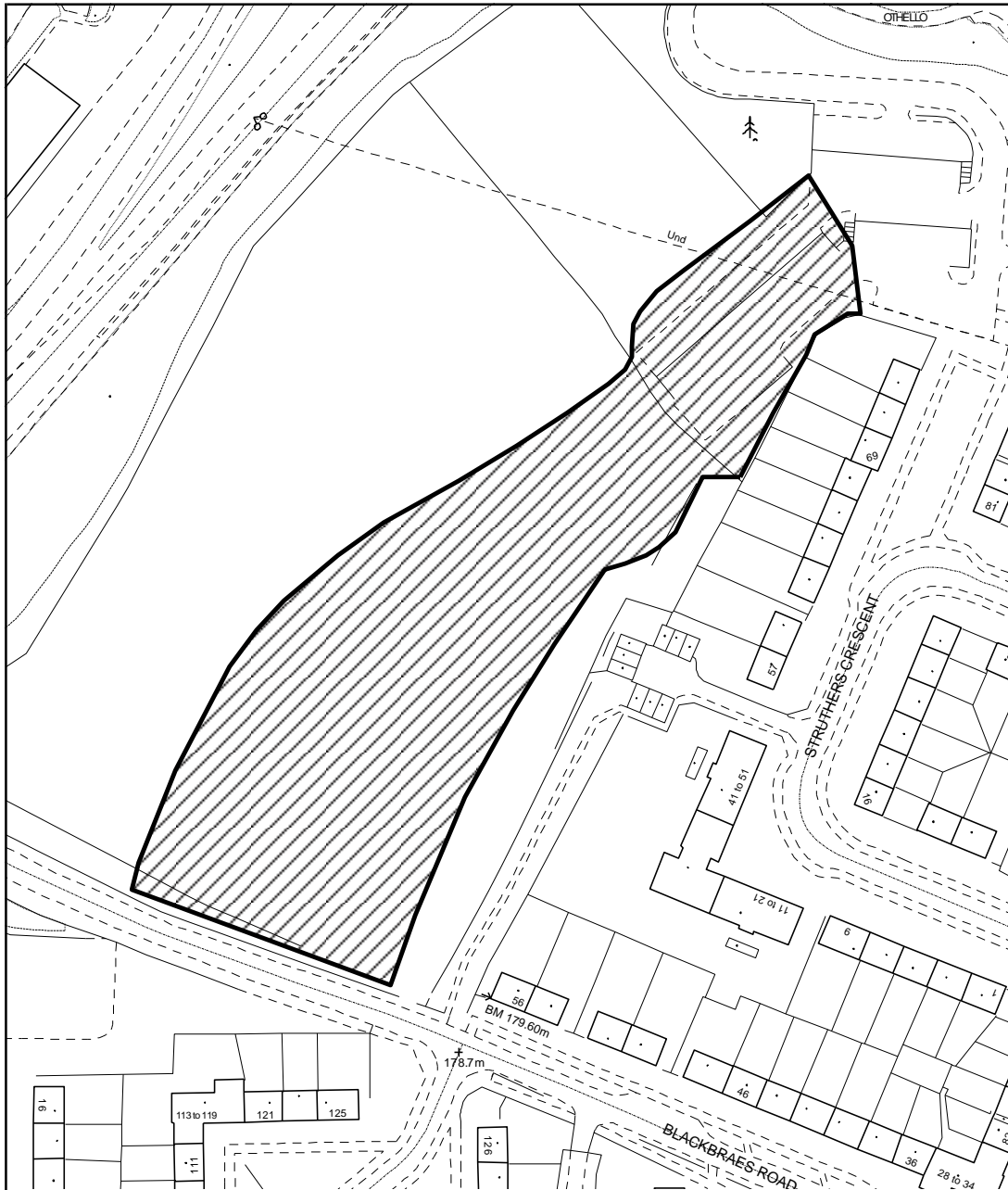
- 21 That before development starts, details of the design and location of appropriate security fencing to surround the site during the construction phase of the development shall be submitted to and approved by the Council as Planning Authority. The said fencing shall be fully maintained to the Council's satisfaction throughout the construction phase of the development and no materials, equipment or site cabins shall be stored outwith the site.
- 22 That all site construction traffic associated with the demolition of the lock up garages hereby approved shall enter/leave the site via Saddlers Wells Court and Othello unless otherwise agreed in writing with the Council as Planning Authority.
- 23 That all other construction traffic associated with the development hereby approved shall enter/leave the site via Blackbraes Road unless otherwise agreed in writing with the Council as Planning Authority.
- 24 That before development starts, a plan showing the proposed location of the construction site compound and contractors car park shall be submitted to and approved by the Council as Planning Authority. When work starts, the said construction area shall be implemented in accordance with this plan
- 25 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 dwellings 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
- 26 That notwithstanding the terms of Condition 8 above, details of the boundary treatment to be provided along the boundary marked green on the plan hereby approved shall be submitted to and approved by the Council as Planning Authority. On approval, the said boundary treatment shall be provided and thereafter maintained prior to occupation of any of the dwellinghouses/flats hereby approved
- 27 That all trees, shrubs and hedging to be retained within and bounding 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.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the visual amenity of the area.
- 3 To ensure the provision of adequate play facilities within the site and in order to retain effective planning control
- 4 In order to retain effective planning control
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 In the interest of public safety

- 11 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 12 These details have not been submitted or approved.
- 13 To ensure the provision of adequate parking facilities within the site.
- 14 To ensure the provision of a satisfactory land drainage system.
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the provision of a satisfactory sewerage system
- 17 In the interests of amenity and in order to retain effective planning control.
- 18 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 off-site flooding.
- 19 In the interests of amenity and in order to retain effective planning control
- 20 In the interests of amenity and in order to retain effective planning control
- 21 In the interests of amenity and in order to retain effective planning control
- 22 In the interests of amenity and in order to retain effective planning control
- 23 In the interests of amenity and in order to retain effective planning control
- 24 In the interests of amenity and in order to retain effective planning control
- 25 In the interests of amenity and in order to retain effective planning control
- 26. In the interests of amenity and in order to retain effective planning control
- 27. To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

PLANNING APPLICATION NUMBER EK/04/0741



Map at Scale 1:1250

BLACKBRAES ROAD, EAST KILBRIDE



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Drawn 25/02/05

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