

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>04 December 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/07/0552
Planning Proposal:	Residential Development (Outline)

## 1 Summary Application Information

- Application Type : Outline Planning Application
- Applicant : Mr George Burton
- Location : 40 Airdrie Road  
Carluke ML8 5EW

## 2 Recommendation(s)

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

- (1) Grant Outline Planning Permission (Subject to Conditions – Based on Conditions Listed)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: N/A
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **Lower Clydesdale Local Plan (Adopted)**  
  - Policy RES1: Residential Areas**South Lanarkshire Local Plan Finalised Draft**  
**– As Modified**
  - Policy RES1: Residential Land Use
  - Policy ENV30: New Housing Development
  - Policy DM1: Development Management

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

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

West of Scotland Archaeology Service

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site extends to some 0.1 hectares and currently consists of garden ground associated with the property at 40 Airdrie Road, Carluke. The site lies on the north-western edge of Carluke, within the settlement boundary of Carluke. The site is long and fairly shallow, the deepest part being some 27 metres and the narrowest part being 8 metres. The site frontage measures some 61 metres. The site is fairly flat, but slopes gently downwards from east to west with a dwellinghouse beyond. A wall and hedge form its boundary to the roadside (south) whilst trees and a vacant overgrown piece of land are along its northern boundary with dwellings beyond. To the east is the applicant's dwellinghouse, and Castlehill Road is to the west. Most dwellings within the vicinity of the application site are single storey.
- 1.2 The garden ground has in the past been utilised for keeping a very limited number of horses. Small stables are located within the garden.

### **2 Proposal(s)**

- 2.1 The applicant seeks outline planning permission for residential development at 40 Airdrie Road, Carluke. An indicative layout shows two dwellings with reasonably small footprints, accessed via a shared central access off Airdrie Road with each plot showing 3 parking spaces. Due to the geometry of the site, one of the plots is fairly shallow, therefore the garden ground associated with this plot would be located to the side of the dwelling.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 In the adopted Lower Clydesdale Local Plan the site is located within a residential area where Policy RES1 applies. This policy states that proposals for new housing development will generally be acceptable when this would not adversely affect local character and amenity. Within the emerging South Lanarkshire Local Plan Finalised Draft – As Modified, the site is affected by Policies RES6: Residential land Use, ENV30: New Housing Development and DM1: Development Management. Policy RES6 is similar to adopted plan Policy RES1, ENV30 relates to design and layout whilst Policy DM1 states that development shall require to take due cognisance of the local context and built form.

#### **3.2 Relevant Government Advice**

- 3.2.1 SPP3: Planning for Housing advocates that most housing requirements should be met within or adjacent to existing infrastructure and services.

#### **3.3 Planning History**

- 3.3.1 No significant history.

### **4 Consultation(s)**

- 4.1 **Environmental Services** - no objections subject to conditions. These include that a Phase 1 or Desk Study is carried out to determine the presence or otherwise of contaminants on the site.

**Response:** Noted. Relevant conditions can be attached to any approval.

- 4.2 **Scottish Water** – no objections, as there is sufficient capacity within Scottish Water's existing infrastructure.

**Response:** Noted.

- 4.3 **Roads and Transportation Services** – no objections, subject to conditions including that an appropriate visibility splay and turning area be provided within each plot.

**Response:** Noted. Conditions can be attached to any approval.

- 4.4 **West of Scotland Archaeology Service** no objections.

**Response:** Noted.

## 5 **Representation(s)**

- 5.1 Following neighbour notification procedure, eight letters of objection were received and one comment letter. The objector's concerns and my comments thereon can be summarised as follows:-

- (a) **The proposed site sits on the corner of Castlehill Road with a blind corner access from it onto a very busy road.**

**Response:** The Council's Roads Service are satisfied with the proposals, subject to conditions. Conditions can be attached to any approval to mitigate against any potential issues that the Roads Service may have.

- (b) **Planning permission for a house to the rear of the application site has been turned down before.**

**Response:** Each application is considered on its own merits. As stated above, South Lanarkshire Council Roads are satisfied with access to the site.

- (c) **Sewerage is at its limit and schools are nearly full.**

**Response:** Scottish Water are satisfied that they can accommodate a development of this nature. The proposal would not have any impact on schooling in the area.

- (d) **Any new dwellings should be similar to existing cottage, modern design would not compliment the existing dwellings.**

**Response:** The application is in outline only, therefore no detail is provided at this stage.

- (e) **Approving the application may prejudice future alternative developments in the wider RES1 area.**

**Response:** Disagree. This application can be considered on its own merits as it does not impact on any other site whatsoever.

- (f) **There would not be enough space within the site to allow for the turning of vehicles, likely to be in excess of 4.**

**Response:** Disagree. There is sufficient room within the site to allow a turning facility.

- (g) **The construction of one and a half storey dwellings is inappropriate within this vicinity as all other dwellings are single storey.**

**Response:** A condition limiting the dwelling to single storey is proposed to be attached to any approval.

- (h) **It would appear that the site would not be big enough to accommodate two single storey dwellings which would result in two one and a half storey dwellings being proposed,**

**Response:** The Council will be in control of the house type for the site and will consider this at the 'detailed' application stage.

- (i) **The existing bus stop and large wall at the corner of the site where it adjoins Castlehill Road are problematic to the site's development as it will affect visibility at the site.**

**Response:** As stated in (a) above the Council's Roads Service has no objections to the proposal and has confirmed that an adequate visibility splay can be achieved at the site.

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

## **6 Assessment and Conclusions**

- 6.1 I consider the determining issue in this instance to be the proposal's compliance with development plan policy, Residential Development Guide, and the proposal's impact on the amenity of the area.
- 6.2 In terms of the adopted Lower Clydesdale Local Plan, the site is allocated within a Residential Area where Policy RES1 applies. This policy states that proposals for new housing development will generally be acceptable when it would not adversely affect local character or amenity.
- 6.3 The emerging South Lanarkshire Local Plan Finalised Draft – As Modified: the site is located within a residential area where Policy RES6 applies. This policy states that the Council will resist any development that would be detrimental to the amenity of those areas and each application will be judged on its merits with particular consideration given to the impact on residential amenity. All other development must also satisfy a number of criteria on residential amenity. All new development must also satisfy a number of criteria listed under Policy DM1 in regard to the relationship with existing development, effect on the character and amenity of the area, protection of trees and open spaces that contribute to the character and amenity of the area, servicing, infrastructure and public safety.
- 6.4 In terms of Government advice, SPP3: Planning for Housing, states that previously developed sites should be used in preference to greenfield locations and expresses a preference for sites accessible to public transport. The application site meets this criteria as the land is within a residential area and currently forms part of the applicant's residential curtilage. It is also located on the main traffic route (A73) through Carluke and is reasonably close to the town centre and local amenities. I am of the opinion, therefore, that the site is a suitable location for the development proposed.
- 6.5 With regard to the Council's Residential Development Guide, I am confident that with the conditions imposed on the site and the fact that the Council will be required to assess a further detailed application for the site, then the Guide can be adhered to.
- 6.6 I conclude that the proposal is consistent with local plan policy, government policy and, with the imposition of restrictive conditions, a development could be achieved on the site that will integrate well with the existing streetscape. I therefore recommend that outline planning consent be granted, subject to conditions.

## **7 Reasons for Decision**

- 7.1 For the reasons stated in paragraph 6.6 above.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

22 November 2007

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Scottish Water 23/08/2007
  - Environmental Services 27/08/2007
  - Roads and Transportation Services (South Division) 22/08/2007
  - West of Scotland Archaeology Service 27/09/2007
- ▶ Representations
  - Representation from : Mr and Mrs S McCulloch, 5 Heather Row, Carluke, ML8 5EG, DATED 22/08/2007
  - Representation from : Anne & Davy Laird, 28 Airdrie Road, Carluke, ML8 5EW, DATED 23/08/2007
  - Representation from : Tom and Eleanor Redfern, 2 Heather Row, Carluke, ML8 5EG, DATED 23/08/2007
  - Representation from : David Briers, 4 Heather Row, Carluke, ML8 5EG, DATED 13/08/2007
  - Representation from : Mrs Dorothy Parker, 26 Quantock Drive, Lindsayfield, East Kilbride, G75 9GW, DATED 14/08/2007
  - Representation from : Mary L Davidson, 32 Airdrie Road, Carluke, ML8 5EW, DATED 16/08/2007
  - Representation from : Mr & Mrs D MacMillan, 7 Heather Row, Carluke, ML8 5EG, DATED 17/08/2007
  - Representation from : Mr and Mrs R Nelson, 6 Heather Row, Carluke, ML8 5EG, DATED 17/08/2007
  - Representation from : Mrs M Nelson, 6 Heather Row, Carluke, ML8 5EG, DATED 04/10/2007

**Contact for Further Information**

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

Jim Lennon, Planning Officer, South Vennel, Lanark, ML11 7JT

Ext 3126 (Tel :01555 673126 )

E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 That the development hereby permitted shall be started either within five years of the date of this permission or within two years of the date on which the last of the reserved matters are approved, whichever is the later.
- 2 That before the expiration of three years from the date of this outline permission and before any development starts, a written application and plans in respect of the following Reserved Matters shall be submitted to the Council as Planning Authority:
  - (a) a site layout plan at a suitable scale showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), walls, fences, landscaping, open space and recreational provision;
  - (b) plans and elevations of each house and garage type showing their dimensions and type and colour of materials;
  - (c) a landscaping plan at a suitable scale of showing the location, species and ground spread of existing and proposed trees, shrubs and hedges;
  - (d) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
  - (e) detailed cross-sections of existing and finished ground levels and finished floor levels, in relation to a fixed datum, preferably ordnance datum.
- 3 That the total number of dwellinghouses within the site shall be no more than 2.
- 4 That no consent is hereby granted for any of dwellings shown on the application plan.
- 5 That no building to be erected on the site shall exceed 1 storey in height.
- 6 That no dwelling shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 7 That notwithstanding the generalities of Condition 2 above, any Reserved Matters application shall ensure that a visibility splay of 2.5 metres by 120 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 8 That notwithstanding the generalities of Condition 2 above, any Reserved Matters application should include details of a turning space within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 9
  - (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
    - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
    - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of



Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency  
(iii) BS 10175:2001 - British Standards Institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

- 10 That the reserved matters application(s) required under the terms of condition 2 above shall comply with the terms of the Council's approved Residential Development Guide.

## **REASONS**

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 Consent is granted in outline only.
- 3 To safeguard the amenity of the area.
- 4 Consent is granted in outline only.
- 5 In the interests of amenity.
- 6 To ensure that an appropriate sewerage system is provided.
- 7 In the interest of road safety
- 8 In the interest of public safety
- 9 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 10 In the interests of amenity and in order to retain effective planning control.

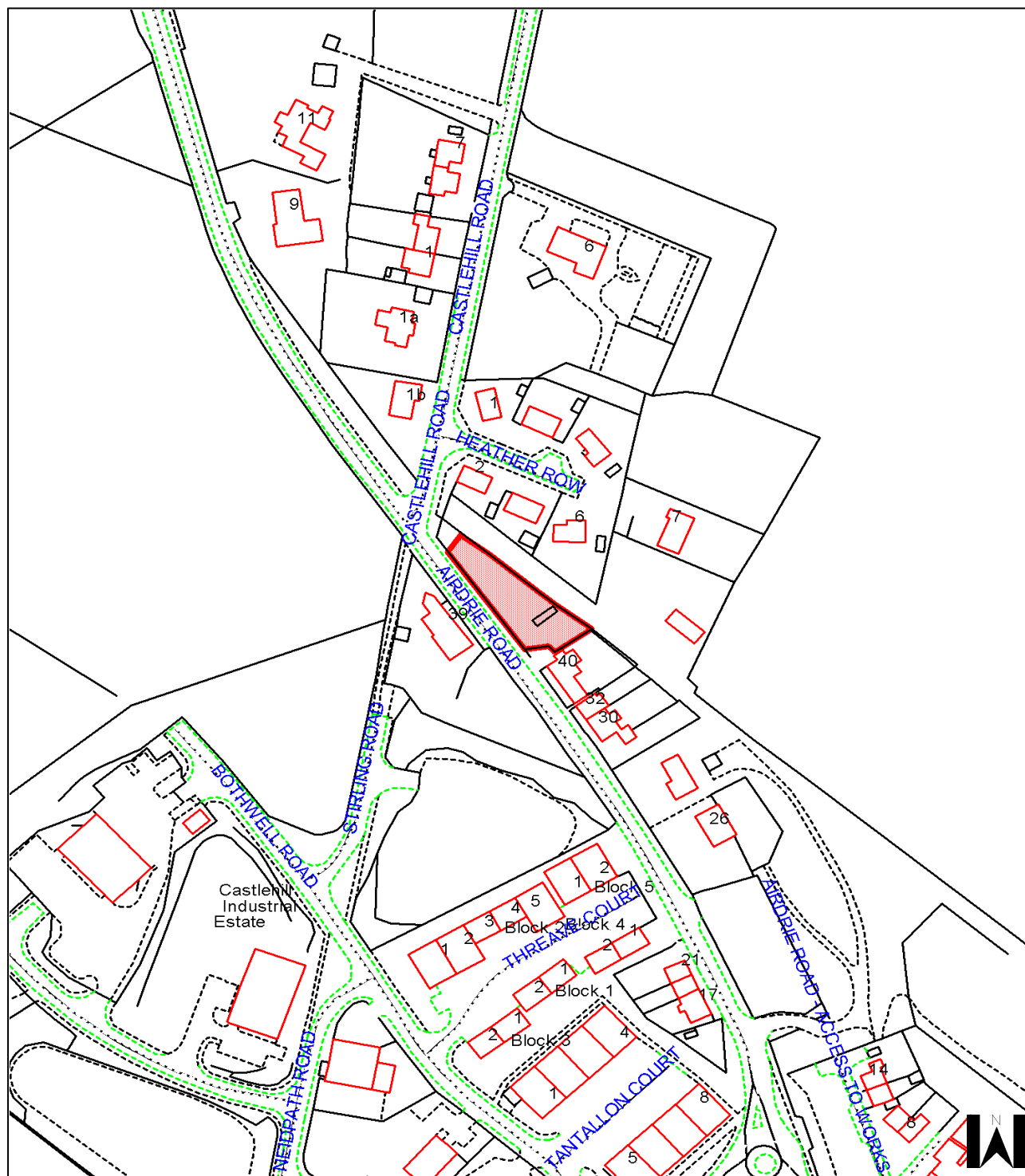
CL/07/0552

40 Airdrie Road, Carluke

Planning and Building Standards Services

Scale: 1: 2500

For information only



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