

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>13 August 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/19/0299
Planning proposal:	Demolition of existing dwellings and redevelopment consisting of the erection of 311 unit mixed tenure residential dwellings with associated access roads, car parking and landscaping

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	CCG (Scotland) Ltd
Location:	East Whitlawburn Redevelopment Area Western Road Cambuslang South Lanarkshire

## 2 Recommendation(s)

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

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

### 2.2 Other actions/notes

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

## 3 Other information

- ♦ Applicant's Agent: Stallan Brand
- ♦ Council Area/Ward: 13 Cambuslang West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2015**  
Policy 4 – Development Management and Placemaking  
Policy 6 – General Urban Area/Settlements  
Policy 12 – Affordable Housing and Housing Choice  
Policy 14 - Green Network and Greenspace

**Supplementary Guidance 1: Sustainable**

**Development and Climate Change**  
Policy SDCC3 – Sustainable Drainage Systems

**Proposed South Lanarkshire Local  
Development Plan 2**

Policy 1 Spatial Strategy

Policy 3 General Urban Areas

Policy 5 Development Management and  
Placemaking

Policy 11 Housing

Policy 12 Affordable Housing

Policy 13 - Green Network and Greenspace

Policy SDCC3 Sustainable Drainage Systems

♦ **Representation(s):**

▶	0	Objection Letters
▶	0	Support Letters
▶	2	Comment Letters

♦ **Consultation(s):**

Roads Development Management Team

Roads Flood Risk Management

Environmental Services

Scottish Water

WOSAS

SEPA West Region

Estates Services - Housing and Technical Resources

Cambuslang Community Council

Educ Res School Modernisation Team

Housing Planning Consultations

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to the regeneration of East Whitlawburn, Cambuslang and proposes new residential development incorporating open space, landscaping parking and new road layout. The site, which currently consists of 380 houses, is generally irregular in shape and generally flat although it rises to the rear (south) and changes level gradually through the centre. This site is bounded to the north by the residential properties on Western Road, to the south by housing on Tiree Way and Jura Terrace. The site consists of Morven Road, Arkle Terrace, Gartmore Terrace, Buchan Terrace, Aron Terrace, Rona Terrace, Lorne Terrace and part of Staffa Road. All 380 properties are to be demolished. The site is primarily accessed from Western Road via Movern Road in the centre of the site but can also be accessed from Staffa Road at the east of the site.

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

- 2.1 The application seeks detailed planning permission for the erection of 311 residential dwellings over the entire site with associated roads layout and landscaping. The residential provision will include a mix of new two storey detached, semi-detached and terraced houses, along with a number of cottage flats and 4 blocks of flats. 230 of the properties will be socially rented and 81 will be private. The development is being taken forward as a partnership between SLC Housing and CCG (who are the applicants). The proposed development will improve the mix of house types in the area by replacing the maisonettes which have dominated the housing provision until now. The development has been driven by the East Whitlawburn Masterplan established by SLC Housing Services in 2017 which has already been considered at a meeting of the Council. Initially, the planning application was for 330 units, however, 19 private dwelling units have been dropped from the proposal to allow for further open space and the required parking provision.
- 2.2 The site will have a relatively traditional road pattern, however this will be broken up in parts. All of the proposed houses will have their own back and front gardens and dedicated parking spaces. In terms of access, the proposal will remove the existing terraces but will retain Morven Road. The road will be laid out in a grid pattern allowing easy access for pedestrians and vehicles. In addition, the development will incorporate the principles of Sustainable Urban Drainage with respect to surface water drainage. All of the proposed dwellings will be finished in a mix of materials including facing brick, render, concrete roof tiles and UPVc windows and doors. The area for social rent will contain 4 flatted blocks of 3 storeys each. A proportion of the flats, bungalows and ground floor cottage flats will be for elderly residents. One of the main aims of the project is to make the development 'tenure blind' with no clear distinction between the public and private properties.
- 2.3 A centrally located landscape area will be retained within the development and will be improved with play facilities, tiered landscaping, benches and footpaths.

Further landscaping will be provided along the frontage of the site to soften the street following the construction of the flatted blocks.

- 2.4 The site will be developed in three phases starting with the central area. The second phase will be the private area and the final phase will be adjacent to the West Whitlawburn area.

### **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 contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 The site is located within the designated settlement boundary of Cambuslang. In land use terms, the application site is identified as a residential land use area as per Policy 6. A small section of the northern boundary is designated as Green Network and Policy 14 is relevant.
- 3.1.3 A number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 4 - Development Management and Placemaking, Policy 12 – Housing Land, Policy 13 - Affordable Housing and Housing Choice. Policy SDCC3 specifically relates to the provision of Sustainable Drainage Systems. These principal policies are supported by specific policy guidance provided through approved Supplementary Guidance. The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no adverse impact. In addition, the Council has prepared a Residential Design Guide which lays out advice on matters such as window to window distances, open space provision and use of materials.
- 3.1.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, the following policies are relevant:
- Policy 1 - Spatial Strategy
  - Policy 3 – General Urban Areas/Settlements
  - Policy 5 – Development Management and Placemaking
  - Policy 11 – Housing Land
  - Policy 12 – Affordable Housing
  - Policy 13 – Green Network and Greenspace
  - Policy SDCC3 – Sustainable Drainage Systems
  - Policy DM1 – New Development Design

### 3.2 Relevant Government Advice/Policy

- 3.2.1 The Scottish Planning Policy (SPP) aims to facilitate new housing development, particularly in areas within our cities network where there is continuing pressure for growth. Provision for new homes should be made in areas where economic investment is planned or there is a need for regeneration.

### 3.3 Planning Background

- 3.3.1 No previous planning applications have been submitted in the recent past. The application was subject to a Pre-Application Notice which was submitted in November 2018. The public event took place on 16 January 2019 in the existing community hall within the site. A pre-application consultation report was submitted as part of the proposal.

## 4 Consultation(s)

- 4.1 **Environmental Services** – recommend conditions relating to traffic noise, air quality, dust mitigation and waste control.

**Response:** Noted. A number of these conditions have been attached, however, as the proposal is a redevelopment of an existing area with fewer units, it is deemed there is no requirement for a traffic noise survey.

- 4.2 **Roads and Transportation Services (Development Management)** – layout acceptable and parking provision suitable for house types. Recommend conditions for in relation to construction traffic and public transport advice to residents upon occupation.

**Response:** Noted. These details have been conditioned.

- 4.3 **SEPA (West Region)** – no objections.

**Response:** Noted.

- 4.4 **Roads and Transportation Services (Flood Risk Management)** – the applicant should adhere to the findings of the Flood Risk Assessment and provide a SUDs drainage scheme.

**Response:** Noted. The appropriate condition has been attached and SUDs will be provided.

- 4.5 **West of Scotland Archaeology Service (WOSAS)** – the proposal raises no archaeological issues.

**Response:** Noted.

- 4.6 **Cambuslang Community Council** – seeks clarification as to how the points raised in the Pre-application process will materialise into the application. It is assumed that the proposal will apply good practice in terms of master planning, energy efficiency and provision of facilities. What is the Council's policy in terms of rehousing in the site? An EIA should have been submitted with the application.

**Response:** All the points raised by the Community Council have been responded to by the applicant within the Pre-application Report submitted as part of the planning application. In summary, the report states how the Council has liaised with the local community. In addition, I am satisfied that the proposal is compliant with the relevant aims of Government advice and development plan

policy in terms of layout, open space provision, energy efficiency and sustainability. SLC Housing has confirmed that those residents wishing to return to East Whitlawburn will be given priority in terms of the new housing. The Council (as Planning Authority) is satisfied that no EIA is required in this instance and has done a screening to this effect. The proposal relates to the re-development of an existing housing area. Notwithstanding this, the applicant has submitted a number of supporting documents in support of their application.

- 4.7 **Housing Services** – the proposal meets the aims of the Council's Strategic Housing Investment Plan and is part of the Housing Regeneration at East Whitlawburn and is prioritised for Scottish Government grant funding for social rented housing.

**Response:** Noted.

- 4.8 **Estates Services** – no objections.

**Response:** Noted.

- 4.9 **Education Resources** – no objections. There is sufficient capacity in the local schools.

**Response:** Noted.

- 4.10 **Scottish Water** – no objections.

**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the Rutherglen Reformer. The application was originally for 330 dwellings however this has now dropped to 311 dwellings and the layout revised. As a result of the changes, the proposal was re-advertised and the relevant neighbours re-notified. Following this, two letters of representation have been received. The points raised are summarised as follows:

- a) **There is the possibility of flooding from the burn running the length of Staffa Road therefore adequate maintenance of the burn and culvert at the Western Road end is required. Waste products have also been found in the burn.**

**Response:** As part of the development, a new drainage system will be installed together with a maintenance regime. This will be an improvement to the current system. The Roads Flood Risk Management Section has confirmed they are satisfied with the proposal.

- b) **There should be adequate security in place to prevent antisocial behaviour such as youths removing roof slates.**

**Response:** The redevelopment of the site will result in high quality buildings with all materials secured and with all communal areas overlooked. This will aid the security of the site. There is an increase in individual properties thereby preventing the type of access the current poor quality flats allow.

- c) **There is an opportunity through the development to slow down traffic in the locality.**

**Response:** The proposal involves the complete redevelopment of the site with traffic and road safety and its centre. This will result in slower traffic through the provision of road geometry and traffic calming. This will increase the ability for children to play on the road space.

**d) The recent demolition of the flats has resulted in airborne dust.**

**Response:** The developers are currently implementing a scheme of dust mitigation to which Environmental Services.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks consent for the redevelopment of East Whitlawburn through the erection of 311 residential dwellings. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy and if there are other material considerations which are relevant to the consideration of this application. The East Whitlawburn Regeneration Masterplan mentioned in paragraph 2.1 above addresses this local development plan. The current application will satisfy the requirement for a well-integrated residential development as per policy 12 and thus it is considered that the proposed development complies with this local plan policy together with Policy 13 in relation to affordable housing.
- 6.2 With respect to policies 4 and 6 of the adopted local development plan, this aims to protect the character and amenity of residential areas while supporting, in principle, compatible uses. Both policies are aimed at resisting proposals which will detract from their character and amenity and supporting development which satisfies the following criteria:
- (a) The proposed development relates satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use
  - (b) The character and amenity of the area is not impaired by reason of traffic generation, parking, visual intrusion
  - (c) There is no resultant loss or damage to spaces, trees, bushes or hedgerows that made a significant contribution to the character or amenity of the area
  - (d) The development is adequately services in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport
  - (e) There is no detrimental effect on public safety
- 6.3 In terms of the adjacent and surrounding development, the proposal will result in the redevelopment of an area of vacant and derelict properties and vacant/cleared ground located within East Whitlawburn. It will consist of the construction of modern detached, semi-detached, terraced and flatted dwellings. Each property will be offered garden ground in excess of what was provided in the previous properties and which will meet the requirements of the Council's Residential Development Guide. The materials to be used for the proposed housing will be modern, energy efficient and will allow the sites to develop their own identities.

The layout and design of the houses has taken account of the requirement to prevent privacy or overlooking problems within the new development.

- 6.4 In terms of character and amenity, with specific regard to traffic generation, visual intrusion and noise, given that the sites are currently derelict and largely vacant there will be an increase in the number of people using it, however, overall, the site will result in 69 units below which currently exist on site. Whilst there is a reduction in units, they are largely more individual houses and lower rise buildings which means that there is a bigger developable area than at present. Nevertheless, this has to be balanced against the significant increase in quality homes which will result from this development. As the majority of the new houses will have their own individual parking area within each plot, and the Roads Service have not objected to the development, there will be no significant adverse impact on amenity arising from traffic generation or parking. Finally I do not consider that a residential development will generate a level of noise likely to disturb the amenity of neighbouring residents.
- 6.5 As regards open space and landscaping, landscaping will be provided throughout the site with side garden fences for each dwelling incorporated into the development. New houses will have front and rear gardens thereby representing a major improvement. In addition, the level change between the east and west of the site will be achieved through a centrally landscaped area which will double as a play facility and will provide benches and places for the community to congregate.
- 6.6 The proposal is, therefore, in accordance with policies 4 and 6 of the adopted plan. Furthermore, in total, it will result in the major redevelopment of an existing residential estate providing 230 new high quality houses for rent and 81 for private sale replacing derelict and difficult to let maisonette flats. This presents an opportunity not only to enhance the quality of the environment for the residents but also to start the process of improving and regenerating their community. The proposed development also complies with the requirements of South Lanarkshire Council Residential Development Guide. A portion of the site along the front is within the Green Network as per Policy 14, however, a significant portion of this area is being maintained, including the centrally located landscaped area. In addition, the applicants will be establishing a SUDs scheme to deal with surface water as per Policy SDCC3.
- 6.7 Policy DM1 – Development Management Policy states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Development will require to have no significant adverse impact on the local environment and to enhance its quality and appearance. It also identifies various criteria to be considered by the Council when assessing applications. As the proposed development will take place on cleared sites, it is considered that they will create their own environment which accords with the criteria of this policy. In addition, the development will also be in keeping with the residential use of the neighbouring properties and the surrounding area and thus meet the requirements of and comply with this policy.



- 6.8 Overall, the proposal represents a positive change on the community of East Whitlawburn. The existing outdated and unsuitable housing will be cleared and replaced with modern housing specifically aimed at those requiring them. The entire site will be 'tenure blind' ensuring no differentiation between private and socially rented stock. A centrally landscaped area will provide an area which the community can share and which will cater for benches, play space and pedestrian access.
- 6.9 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. Policies 1, 3, 5, 11, 12, 13, DM1 and SDCC3 of the proposed plan are similar to those in the adopted plan and I am, therefore, satisfied that the proposal is compliant with these policies.
- 6.10 The proposal will result in a positive impact within the Cambuslang area, fundamentally improving housing stock to the local community. In view of this and the proposal's compliance with adopted and proposed local plan policy, approval of planning permission is recommended.

## **7 Reasons for Decision**

- 7.1 The proposal complies with policies 4, 6, 12, 13, DM1, DM13 and SDCC3 of the adopted South Lanarkshire Local Development Plan and policies 1, 3, 5, 11, 12, 13, DM1 and SDCC3 of the proposed South Lanarkshire Local Development Plan 2.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 1 August 2019

### **Previous references**

- ◆ P/18/0012/PAN

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 15 March 2019
- ▶ Consultations
  - Roads Development Management Team .06.2019
  - Roads Flood Risk Management 15.04.2019
  - Environmental Services 08.04.2019
  - Scottish Water 02.04.2019

WOSAS	25.03.2019
SEPA West Region	25.04.2019
Estates Services - Housing And Technical Resources	25.03.2019
Educ Res School Modernisation Team	29.03.2019
Housing Planning Consultations	25.03.2019
Cambuslang Community Council	19.04.2019

► Representations

A Reynolds, 15 Greenlees Gardens, Cambuslang, Glasgow,  
South Lanarkshire, G72 8QR

Dated  
08.04.19 &  
22.07.2019

**Contact for further information**

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose  
Crescent, Hamilton, ML3 6LB  
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Detailed planning application

Paper apart – Application number: P/19/0299

### **Conditions and reasons**

01. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
  - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
  - (c) details of any top-soiling or other treatment to the ground;
  - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
  - (e) proposals for the initial and future maintenance of the landscaped areas;
  - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

02. That the landscaping scheme required by condition 1 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

03. That prior to development commencing, a detailed scheme of tree planting shall be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of amenity.

04. That before any work commences on the site, a scheme for the provision of equipped play area(s) 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 situated within the play area(s);
  - (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(s); and
  - (d) details of the phasing of these works.

Reason: To ensure the provision of adequate play facilities within the site.

05. That prior to the completion or occupation of the last dwellinghouses within the development, all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 4 shall be

completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason: To ensure the provision of adequate play facilities within the site.

06. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

07. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

08. 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 7, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

09. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

10. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is

achieved and to ensure that appropriate access is available to enable refuse collection.

11. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

12. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.

Reason: To safeguard the residential amenity of the area.

13. That all new residents within the approved site shall be issued by the developer with a Residential Travel Pack.

Reason: To encourage use of public transport.

14. That prior to development commencing, a traffic management plan shall be submitted to and approved in writing by the Council as Planning Authority. The plan will include a compound layout, car parking facilities, wheel washing facilities and times of operations.

Reason: In the interests of public safety.

15. The applicant shall be required to undertake and submit an air quality impact assessment which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the Air Quality Regulations, made under Part IV of the Environment Act 1995, will not be exceeded at any location in the vicinity of the development where public exposure is relevant AND/OR residential properties in the vicinity of the development due to the impacts of the proposed development and to the increase in traffic associated with the development. The survey and report should use a method based on the principles set out in the Environmental Protection UK document Development Control: Planning for Air Quality (2010 Update) and Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG (09)" or a method that has been agreed with the Planning Authority.

Reason: In the interests of amenity.

16. 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 designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system