

Report

15

Report to:	Planning Committee
Date of Meeting:	30 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/05/0053
Planning Proposal:	Erection of 61 Dwellinghouses

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Aden Homes
- Location : Rosemount Crescent
Carstairs

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 Listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application
- (2) A financial contribution of £7,784.00 is required from the developer towards upgrading recreational provision in the area, to be lodged prior to the issue of consent.

3 Other Information

- ◆ Applicant's Agent: Duco Architects
- ◆ Council Area/Ward: 08 Carstairs/Carnwath
- ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
- Proposal H13: Rosemount Crescent

◆ Representation(s):

- ▶ 1 Letter of representation

◆ Consultation(s):

West of Scotland Archaeology Service

Environmental Services

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

Scottish Water

Carstairs Community Council

Roads and Transportation Services (South Division)

Leisure Services (Horticulture & Landscape Development)

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site (2.32 ha) comprises an area of vacant rough grassland located to the south and west of Rosemount Crescent on the settlement edge of Carstairs. The northern and southern boundaries slope steeply down to a central depression where there is some marshy ground.
- 1.2 In terms of its immediate surroundings, the site is bounded to the north-west and north-east by existing housing, to the east by a new residential development and to the south-west by agricultural land.

2 Proposal(s)

- 2.1 The proposal involves the erection of 61 dwellinghouses, parking, an access road and associated landscaping. The layout will consist of a mix of 2-storey detached, semi-detached and terraced dwellings positioned around an access road and 4 cul-de-sacs. The access road will link through from Rosemount Crescent to a new section of road serving the adjacent residential development.
- 2.2 The house types are of a conventional design, externally finished in facing brick and concrete roof tiles.
- 2.3 Landscape buffer zones, of between 8 and 5 metres in depth will be established along the western and south-eastern boundaries. As well as specific allocated parking spaces, additional unallocated parking spaces for the terraced housing will be laid out in the north-eastern corner and at points along the main access road.
- 2.4 A financial contribution will be made by the developer in lieu of on-site play provision and open space. This will be used to upgrade an existing recreational facility within the Carstairs area.

3 Background

3.1 Local Plan Status

The application site is identified in the adopted Upper Clydesdale Local Plan as being covered by Proposal H13: Rosemount Crescent, which designates the site for new residential development.

3.2 Relevant Government Advice/Policy

Scottish Planning Policy 3: 'Planning for Housing', recommends that most new development are met within or adjacent to existing settlements enabling efficient use of existing infrastructure and services whilst protecting the countryside and rural amenity.

3.3 **Planning Background**

In October 2001, Planning Permission (CL/01/0176) was granted for the formation of 37 house plots on the application site. In view of the absence of play facilities, the developer made a £12,000.00 contribution towards upgrading recreational facilities in the Carstairs area. That permission has not been implemented on site.

4 **Consultations**

- 4.1 **Roads & Transportation Services** – visibility, parking and driveways to comply with standards acceptable to Roads. The Flood Unit requires surface and foul water to be disposed of without detriment to properties within and outwith the site.

Response: The proposed layout details parking and driveways and has been agreed by Roads. If consent is granted, visibility and water and sewerage disposal can be covered by the use of conditions.

- 4.2 **SEPA** – object on the understanding that there is no capacity at the Carstairs Waste Water Treatment Works. If, however, planning permission is granted, then surface water disposal should be treated in accordance with the principles of Sustainable Urban Drainage.

Response: Scottish Water has now confirmed to the developer that the proposal can be accommodated without affecting their infrastructure. If consent is granted, then a condition can be applied to ensure the incorporation of a Sustainable Urban Drainage System.

- 4.3 **Environmental Services** – construction and working hours should comply with current standards. A desk study should be undertaken to establish the potential for contamination and, if this is likely, then further investigation along with recommendations to remediate will be necessary.

Response: Environmental Health has separate legislative powers to control noise and working hours. A condition can be applied requiring necessary contamination studies.

- 4.4 **West of Scotland Archaeology Service** – have asked that prior archaeology investigations involving a trenching programme of 5% of the full application area be undertaken before a decision is taken. Once the archaeological evaluation is complete, they will comment further.

Response: It would be unduly onerous to require prior archaeological survey before determining the application and I believe that this matter can be adequately addressed by the use of an appropriate condition.

- 4.5 **Scottish Water** – initially objected because of the cost implications of upgrading infrastructure to accommodate the development. However, they would consider removing their objections if the applicant bears the costs and promotes a suitable scheme.

Response: The developer has been in discussion with Scottish Water who have rescinded their earlier opinion and now accept that the development will not adversely affect existing infrastructure.

- 4.6 **Education Resources** – no objection in principle.

Response: Noted.

- 4.7 **Leisure Services** – would like to comment on the details of the landscape scheme and have recommended the use of some standard or heavy standard trees within the landscape belt area.

Response: A condition can be applied requiring a submission of landscape proposals if permission is granted. These proposals would be passed on to Leisure Services for comment prior to approving them.

4.8 **Carstairs Community Council** – no response received to date.

Response: Noted.

5 Representation(s)

5.1 Following neighbour notification, one letter of representation from the Secretary of the Carstairs Residents Group was received and the issue raised is summarised below.

(a) **Require details of amenities that the developers are going to provide for the residents of Carstairs.**

Response: The letter received was not specific to the application and requested details of proposed developments in the Carstairs area as well as clarification on the above point. I wrote to the Residents Group advising that leisure facilities would not be provided within the application site, however, if considered acceptable, a pre-condition of consent would necessitate a financial contribution from the developer towards providing or upgrading an existing leisure/amenity facility in the Carstairs Area. They were asked to confirm whether they wished the letter to be treated as a formal representation, however no response was received.

This letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

6.1 The proposal involves the erection of 61 dwellings at a site which has been identified for residential development in the adopted Upper Clydesdale Local Plan and has already been subject of a previous consent for 37 house plots. Therefore, I am satisfied that the application complies with local plan policy. The Council's Residential Development Guide outlines standards for space and window distances and, overall, the development is compliant with these standards.

6.2 Demand for a range and choice of dwellings will be facilitated and an unsightly vacant site will be developed to the benefit of the wider community. The landscaping buffers will ensure the creation of an attractive and defensible boundary to the settlement edge.

6.3 The applicant has agreed to contribute £7,784 towards upgrading recreational facilities in addition to a contribution of £12,000 made relative to the previous consent. It is proposed that planning permission for the development be held pending receipt of this additional capital contribution.

6.4 The proposal is in compliance with the local plan and is acceptable in terms of impact on amenity. Therefore, I welcome this development which will increase housing choice within Carstairs.

Iain Urquhart
Executive Director (Enterprise Resources)

16 August 2005

Previous References

- ◆ CL/01/0176

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - West of Scotland Archaeology Service 22/03/2005
 - Scottish Water 21/03/2005
 - Education Resources 31/03/2005
 - Leisure Services (Horticulture & Landscape Development) 13/04/2005
 - Roads and Transportation Services (South Division) 10/02/2005
 - Environmental Services 09/02/2005
 - S.E.P.A. (West Region) 17/02/2005
- ▶ Representations
 - Representation from : Mrs Val Richmond, 68 Rosemount Crescent
Carstairs
ML11 8QW, DATED 28/02/2005

Contact for Further Information

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

Ian Hamilton, Planning Officer, South Vennel, Lanark
Ext. 3186 (Tel: 01555 673186)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 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.
- 3 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.
- 4 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.
- 5 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That before any work commences on the site, a scheme of landscaping which incorporates standard and heavy standard trees 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.
- 7 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 8 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 35 metres at the junction of the access road and Rosemount Crescent and a visibility splay of 2.5 metres by 35 metres at the junctions of the internal cul-de-sacs with the access road measured from the road channel shall be provided on both sides of these vehicular accesses and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.

- 9 That any alterations to the remediation plan may only take place with the written approval of the Council as Planning Authority.
- 10 That on completion of all remediation works, a completion report confirming that works have been carried out to the agreed plan, shall be submitted to and approved by the Council as Planning Authority.
- 11 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.
- 12 The 30 year post development critical storm shall be attenuated within the site to the equivalent of a 1 in 2 year critical storm green- field release, which is to be contained within the underground drainage system for the development. The difference between the 30 year and the 200 year post development critical storms shall be accommodated within the development without detriment to properties, within or outwith the development.
- 13 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 14 That no development shall take place within the development site until the developer has secured the implementation of a programme of archaeological work, including a trial trenching programme consisting of a distributed 5% sample of the full application area, in accordance with a written scheme of investigation, this scheme to be submitted for approval by the Council as Planning Authority following consultation and agreement with West of Scotland Archaeology Service.
- 15 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.
- 16 That before the dwellinghouses hereby approved are completed or brought into use, remediation/control measures must be fully implemented to the satisfaction of the Council as Planning Authority.
- 17 That no dwellinghouse 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.

- 18 That the road hereby approved shall be constructed up to the eastern boundary of the site to a standard to be agreed with 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 amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 In the interest of road safety.
- 9 In order to retain effective planning control.
- 10 In order to retain effective planning control.
- 11 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.
- 12 To ensure avoidance of a flooding risk.
- 13 To ensure the provision of a satisfactory sewerage system.
- 14 In order to safeguard any archaeological items of interest or finds.
- 15 To ensure the site is free of contamination and suitable for development.
- 16 To ensure the site is free of contamination and suitable for development.
- 17 In the interest of road safety.
- 18 In the interest of road safety.

For information only

For information only

