

Report

Report to:	Planning Committee
Date of Meeting:	12 April 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0084
Planning Proposal:	Erection of Twelve Flatted Dwellings

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : N & P Developments
- Land to rear of Calderwood Square, East Kilbride

2 Recommendation(s)

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.

3 Other Information

- ◆ Applicant's Agent: DTA Chartered Architects
- ◆ Council Area/Ward: 18 Maxwellton
- ◆ Policy Reference(s): Policy SLP6 of the adopted East Kilbride and District Local Plan.

Representation(s):
2 Objection Letters

Consultation(s):

Roads and Transportation Services (East Kilbride)

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

Environmental Services

Power Systems

TRANSCO (Plant Location)

Scottish Water

British Telecom

Calderwood Community Council

Housing Services (East Kilbride)

PLANNING APPLICATION REPORT

1 Application Site

- 1.1 The application relates to a site at the rear of Calderwood Square Shopping Centre in the north east of East Kilbride. The site currently forms part of the car park associated with the shopping centre although the site is now outwith the ownership of the centre's owners. The site extends to 0.15 hectares and is level and surfaced with tarmac.
- 1.2 The site is bounded by Pollock Lane and the shops and flats above in Calderwood Square to the north, flats and houses in Gordon Drive to the south and east and residential properties in Maxwellton Avenue to the west.

2 Proposals

- 2.1 The applicant intends to erect two, three storey blocks of flats containing a total of twelve units within the site. Block A is located in the western part of the site and contains six flats. It is arranged in an L shape with the main windows overlooking either Pollock Lane or towards Block B. Block B is located in the eastern part of the site and is separated from Block A by the parking area and bin storage areas. Block B is rectangular in shape with the windows looking towards Block B or the existing parking area to the rear.
- 2.2 Internally each of the flats will consist of two bedrooms, lounge, kitchen and bathroom. The flats will be finished externally with block and render, with concrete roof tiles. Twenty three parking spaces will be provided within the site.

3 Background

3.1 Local Plan Status

The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. Policy SLP6 (Development Control – General) refers to all developments and seeks to ensure that these are well designed and relate satisfactorily to adjacent areas.

3.2 Planning Background

Planning Consent (Reference EK/03/0313) was granted for the erection of twelve flats in October 2003 on this site. The current application constitutes an amended layout with the development consisting of two blocks rather than the single block previously approved.

4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** raised concerns regarding the loss of the parking area however this principle was established with the previous consent. They are satisfied with the details of this scheme in terms of layout and parking provision, subject to conditions.

Response: Noted. As part of the assessment of the previous application, Roads and Transportation Services carried out a survey of the car park usage at Calderwood Square and concluded that given the level of use observed and the availability of parking nearby the site could accommodate the development. Whilst a higher level of usage has been observed recently, the development of this site for housing has been established and a detailed planning application has been granted previously. Conditions will be attached to any consent issued to cover materials and footpaths.

- 4.2 **SLC Environmental Services** raised no objections to the provision of noise and contamination reports.

Response: Noted, and conditions will be attached to this effect.

- 4.3 **SLC Housing Services** raised no objections to the proposal.

Response: Noted. Housing Services are carrying out a number of improvement works to the area and are satisfied that the proposals are in keeping with these.

- 4.4 **Transco** raised no objections to the proposal.

Response: Noted.

- 4.5 **Scottish Power** raised no objections to the proposal.

Response: Noted.

- 4.6 **SEPA** raised no objections provided that the proposed development connects into the public sewer.

Response: Noted and a condition will be attached to this effect.

- 4.7 **British Telecom** raised no objections to the proposal.

Response: Noted.

- 4.8 **Scottish Water** confirmed that they had no objections to the proposal.

Response: Noted.

5 Representations

- 5.1 Following statutory neighbour notification, two letters of objection were received. The points raised are summarised below.

a) There would be insufficient parking available within Calderwood Square if this goes ahead. Whilst the residents of the new development will have parking spaces for their use, current residents and businesses will lose a parking area.

Response: The proposal is located on an existing parking area. The principle of developing this area for housing was established in 2003 when a detailed planning consent was granted for 12 flats on this site. The Council is currently working with the owners of properties at Calderwood Square, including the applicant to improve the environment and parking provision together.

b) Block A will cause overshadowing to the rear garden of 21 Maxwellton Avenue.

Response: The nearest part of Block A, which measures 10.4 metres in height at the ridge, is located twelve metres to the south east of the boundary fence of 21 Maxwellton Avenue. Given the location size and orientation of the building, I do not consider that there will be any significant or adverse overshadowing of this property.

6 Assessment and Conclusions

- 6.1 The applicant intends to erect twelve flats contained in two, three storey blocks on a site to the rear of Calderwood Square Shopping Centre. Twenty three parking spaces will be provided to serve the development.
- 6.2 Whilst the application proposes two blocks of flats within the application site, a previous consent has been granted for a single block of twelve flats at this location. The principle of residential development at the rear of Calderwood Square was established in 2003, when the original application was granted.
- 6.3 The detail of the proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. Policy SLP6 relates to development in general and states that all planning applications should take into account the local context and built form of adjacent properties. Proposals should seek to incorporate quality external materials. All new developments should aim to enhance the quality and appearance of the environment. The Council will have regard to accessibility, layout and form and use of materials.
- 6.4 The proposal will be constructed in block and render and will be adequately served by parking and amenity space. The site itself is surrounded by a number of uses and finishes however I am satisfied that the proposed development will result in a quality development which will compliment the ongoing improvement works to Calderwood Square and its surroundings. I am satisfied therefore that the proposal complies with the criteria set out in Policy SLP6 of the adopted East Kilbride and District Local Plan.
- 6.3 Given the above, I would raise no objections, and recommend that planning permission is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

5 April 2005

Previous References

EK/03/0313 – Erection of twelve flats. Granted - October 2003

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - S.E.P.A. (West Region) 21/02/05
 - Housing Services (East Kilbride) 03/03/05
 - TRANSCO (Plant Location) 25/02/05

British Telecom	09/03/05
Housing Services (East Kilbride)	09/03/05
Environmental Services	03/03/05
Roads and Transportation Services (East Kilbride)	04/03/05
Power Systems	02/03/05

► Representations

Representation from : R McDougall, 21 Maxwellton Avenue, Calderwood, East Kilbride, DATED 18/02/05

Representation from : Owner/ Occupier, , 54 Calderwood Square, East Kilbride, G74 3BQ , DATED 25/02/05

Contact for Further Information

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

Lesley Campbell, Planning Office, Civic Centre, East Kilbride
Ext/ 6314 (Tel :01355 806314)
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 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 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 development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the prior written consent of the Council as Planning Authority.
- 6 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 7 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.
- 8 That before the development hereby approved is completed or brought into use, a two metre wide footway shall be constructed along the frontage of the site shown in orange on the approved plans to the specification and satisfaction of the Council as Roads and Planning Authority.
- 9 That notwithstanding the terms of Condition No.8 above, crossing points with dropped kerbs shall be provided at the applicant's expense at the positions marked green on the approved plan to permit access for the disabled.
- 10 That before the development hereby approved is completed or brought into use, 23 no. parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.

- 11 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 12 That no dwellinghouse 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.
- 13 That no materials shall be stored on the site outwith the area hatched yellow on the approved plans.
- 14 That prior to the development hereby approved commencing on site, the developer shall submit details to the Council as Planning Authority in respect of the noise abatement measures to be adopted in the construction of the flatted dwellings and that no work shall be commenced on site until these details have received the written approval of the Council.
- 15 That prior to the works commencing on site, details of the bin store shown on the approved drawing shall be submitted to and approved by the Council as Planning Authority. The approved bin store shall be constructed prior to the occupation of any of the flats and thereafter maintained to the satisfaction of the Council.
- 16 That the Council, as Planning and Environmental Health Authority should be contacted immediately if any material, which is suspected of being contaminated is encountered. An action plan should be formulated and be available in the event of any contaminated material being encountered. This should address the problems of safe handling of the material, its storage and ultimate disposal, for which the advice of SEPA should be sought and thereafter implemented.

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 order to retain effective planning control
- 6 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 7 These details have not been submitted or approved.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 In order to retain effective planning control
- 12 To ensure the provision of a satisfactory sewerage system
- 13 To safeguard the amenity of the area.
- 14 To safeguard the amenity of the area.
- 15 To safeguard the amenity of the area.
- 16 To ensure the site is free from contamination

PLANNING APPLICATION NUMBER EK/05/0084



Map at Scale 1:1250

LAND TO REAR OF CALDERWOOD SQUARE
ADJACENT TO POLLOK LANE, EAST KILBRIDE



Drawn 23/03/05

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office