

	<h1>Report</h1>	Agenda Item <h1>5</h1>
---	-----------------	--------------------------------------

Report to:	Planning Committee
Date of Meeting:	27 February 2007
Report by:	Executive Director (Enterprise Resources)

Application No	EK/06/0643
Planning Proposal:	Erection of 15 Dwellinghouses and 22 Flats Together with Associated Roads.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Barratt West Scotland
- Location : Former St Brides High School Site
Avondale Avenue
East Kilbride

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 the conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) Prior to the issuing on any planning consent, a financial contribution of £15,200 will be required from the developer towards recreation facilities in the area.

3 Other Information

- ◆ Applicant's Agent: CB Richard Ellis
- ◆ Council Area/Ward: 18 Maxwellton
- ◆ Policy Reference(s): **East Kilbride & District Local Plan (adopted)**
RES5 – Residential Amenity
RES6 – New Housing Development

South Lanarkshire Local Plan

RES2 – 2006 Housing Land Supply Consent
ENV30 – New Housing Development Policy

- ◆ Representation(s):
 - ▶ 17 Objection Letters

◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)

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

Calderwood Community Council

Roads and Transportation Services (East Kilbride)

Roads & Transportation Services H.Q.(Transportation)

Power Systems

TRANSCO (Plant Location)

Scottish Water

Sports Scotland

Transport Scotland

Planning Application Report

1 Application Site

- 1.1 This application relates to a 1.25 hectares site located at the southern end of Avondale Avenue to the east of East Kilbride town centre. Formerly part of the St Brides school grounds, the site is bounded by the Kingsway to the east, the new school site to the west and the residential properties of Avondale Avenue to the south and south-west. Flatted properties are situated on the opposite side of the Kingsway.

2 Proposal(s)

- 2.1 The proposals entail the erection of 15 dwellings and 22 flats served by an access road from Avondale Avenue, three of those taking direct access from the existing road. A further eight units would be located further into the site while the single block of 4 storey flats would be positioned towards the northern corner of the site adjacent to the school and fronting onto the Kingsway.
- 2.2 The application has been accompanied by a Transportation Assessment and a Site Investigation Report.

3 Background

3.1.1 Local Plan Policy

In the adopted East Kilbride Local Plan the site is covered by Policy RES5 – Residential Amenity – which states that housing is the predominant land use and that the Council aims to protect residential amenity. Policy RES6 – New Housing Development requires that such proposals be of a design and scale appropriate to the site and its surroundings and should incorporate suitable landscaping, open space, play areas, access and parking provision. In all respects, developers should incorporate the criteria specified in the Council's approved Residential Development Guide.

- 3.1.2 In the emerging South Lanarkshire Local Plan (finalised draft). The site is identified in Policy RES2 as a proposed housing site. Policy ENV30 – New Housing Development Policy – generally corresponds with Policy RES6 of the adopted plan.

3.2 Planning History

- 3.2.1 Outline consent was granted in June 2004 for the formation of 5 house plots on part of the site which fronts onto Avondale Avenue, extending the line of existing detached properties. The remainder of the site has since been declared surplus to requirements by Education Resources for the redevelopment of St Brides and St Andrews School.
- 3.2.2 An application for 5 dwellinghouses and 66 flats was submitted in July 2006 and subsequently withdrawn following discussions with the Planning Service.

4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services ((HQ)** – the applicant has submitted a Transportation Assessment which shows an impact at the junction of Avondale Avenue and Whitemoss Avenue. However, the Transportation Assessment does not reflect the actual problems experienced on site, often caused by traffic making illegal right hand turns in and out of Avondale Avenue. Lengthy queues are often experienced as a result of this. It is therefore recommended that a physical measure

be provided at this location to prevent such manoeuvres. The Transportation Assessment shows that this should facilitate the free flow of traffic at this junction. The Transportation Assessment also shows that the development will have no adverse effect on the local road network.

Response: Noted. This will be the subject of conditions imposed on any consent granted.

- 4.2 **Roads and Transportation Services (East Kilbride)** – raise no objections subject to compliance with access and parking requirements.

Response: Conditions will be imposed on any consent granted to ensure the provision of satisfactory access and parking.

- 4.3 **Transport Scotland** – no objections subject to erection of fencing along the boundary with the Kingsway.

Response: Fencing is proposed along this boundary.

- 4.4 **SLC Environmental Health** – are satisfied with the recommendation of the Site Investigation Report which accompanied the application.

Response: Noted.

- 4.5 **SEPA** – no objections subject to foul drainage being connected to the public sewer and on the basis that additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows. It is also requested that surface water is treated in accordance with SUDS.

Response: Noted. These matters shall be covered by conditions on any planning consent granted.

- 4.6 **Power Systems** – no response.

- 4.7 **Transco** – no response.

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

Response: Noted.

- 4.9 **Sportscotland** – no comment.

- 4.10 **Calderwood Community Council** – no response.

5 Representation(s)

- 5.1 In response to neighbour notification, 17 letters of objection have been received, the grounds of which can be summarised as follows.

- a) **Road Safety – the proposed development will increase traffic generation to an intolerable level, exacerbating existing problems of congestion on Avondale Avenue in the vicinity of the school entrance, St Brides Church, at Atholl House car park and, of particular concern, at the junction with Whitemoss Avenue.**

Response: As mentioned in 4.1 above, a Transportation Assessment was submitted with the application and has been assessed by Roads and Transportation Services who are satisfied that the Whitemoss Avenue junction will be able to accommodate the proposed traffic level. However, queuing problems are presently being experienced at this junction, these often being caused by vehicles making illegal right hand turns out of Avondale Avenue. The installation of a traffic island at this

junction would prevent such manoeuvres and would be required by condition on any consent granted.

- b) **The Transportation Assessment contains flaws & omissions, including the failure to take account of traffic from St Brides School which is set to significantly increase upon completion of the new 'super' school.**

Response: The initial Transportation Assessment has been revised to address all omissions. The final draft is acceptable and satisfies current guidance.

- c) **The proposal constitutes overdevelopment of the site, the proposed house types and particularly the flats being out of character with the traditional style of properties which occupy Avondale Avenue. This will have an adverse impact on the residential amenity of the area.**

Response: While the proposed density is higher than that of the existing development on Avondale Avenue, I am satisfied that the treatment of the site frontage, taking the form of seven detached dwellings and incorporating four different houses styles, will integrate well with the streetscape. A planning condition imposed on the consent will ensure the use of sympathetic external finishes. Whilst it is appreciated that there are no flatted developments on Avondale Avenue, the flatted element of the proposed scheme is located at the northern-eastern end of the site, fronting the Kingsway where four blocks of flats presently face the application site, and situated against the backdrop of the new school building. As such, the flatted block relates more closely to these larger buildings than it does to the streetscape of Avondale Avenue.

- d) **The proposed building line projects beyond No 47 Avondale Avenue.**

Response: The existing dwellings at No 45 & 47 sit unusually far back within their plots with very long front gardens and short rear garden depths. The proposed dwelling next to no 47 has been carefully sited to form a satisfactory relationship with the existing house whilst achieving a comfortable position within the plot.

- e) **No provision for green space within the development. Where will the financial contribution to the provision of a play area be used? Insufficient landscaping.**

Response: Although amenity space has been provided around the flatted block, no play area is required for a development of this scale. However, the applicant has agreed to make a financial contribution towards the improvement of existing recreational facilities in the area. Advice on where this money can be spent will be taken from Community Resources. A 3m deep landscape strip is proposed along the Kingsway frontage of the site.

- f) **The site should have been retained by the new school and used as a sports ground for outdoor activities, in line with the Government's health advice.**

Response: The site was declared as surplus to requirements by the Council's PPP School Modernisation Team, Education Resources.

- g) **The site should be used for parent car parking to reduce the chaotic parking situation on Avondale Avenue during school pick-up and drop-off times.**

Response: A drop-off facility has been incorporated within the approved layout for the school.

- h) **Loss of yet another scarce green area with the town.**

Response: The site has been identified as a housing site within the new local plan, having previously formed part of the school grounds. The principle of residential development is therefore acceptable.

i) **The proposed boundary fencing is likely to attract graffiti.**

Response: This is a standard form of boundary treatment and there appears to be no substance to this concern.

6 Assessment and Conclusions

- 6.1 This application relates to the redevelopment of part of the land associated with St Brides High School. As part of the Council's Public Private Partnership initiative to invest in schools, a new school is being built on the St Bride's site to accommodate both St Brides and St Andrews pupils. The St Andrews site will then be redeveloped for housing. The application site comprises 1.25 hectares of land at the southern end of St Brides which has been declared surplus to the requirements of the new school development.
- 6.2 The application entails the erection of 15 detached dwellings and a block of 22 flats formed over four levels. Access is taken from Avondale Avenue.
- 6.3 The main determining factors in assessing this application relate to compliance with local plan policy, impact on residential amenity and traffic generation /road safety.
- 6.4 The proposal can be assessed against Policies RES5 and RES6 of the adopted East Kilbride and District Local Plan which state that housing is the predominant land use in the area and that the Council will resist any development which is detrimental to the amenity of such areas. Policy RES6 goes on to require new housing development to be of a design and scale appropriate to the site and its surroundings, incorporating adequate open space, landscaping, play areas and road layouts. The objectives of these policies are echoed in the emerging South Lanarkshire Local Plan (finalised draft) which also identifies the site as a proposed housing site.
- 6.5 The principle of residential development at this location is therefore in accordance with local plan policy. In terms of the detailed layout and design, whilst objections have been raised with regard to the design and density of development, I am satisfied that the proposed scheme will integrate successfully with the surrounding area. Seven detached dwellings incorporating four different house styles will front onto Avondale Avenue which itself is typified by large, individually styled villas and bungalows. Smaller, detached properties of a more uniform style are found on Avondale Place which takes access off the Avenue opposite the application site. The flatted element of the scheme is located at the northern end of the site, further removed from Avondale Avenue and set against the backdrop of new school building with flats occupying the opposite side of the Kingsway. The existing mature hedgerow which fronts onto Avondale Avenue will also be retained, helping to provide a pleasing setting for the development.
- 6.6 The proposed layout is otherwise in accordance with the Council's approved Residential Development Guide in terms of spacing, garden and parking provision. A 3m deep landscaped buffer will also be provided in front of fencing along the Kingsway boundary in order to create an improved standard of amenity for the residents of the development.

- 6.7 Local residents have raised a number of objections which are discussed in Section 5 of this report. However, I am satisfied that these concerns have been satisfactorily addressed and form no basis for refusing planning consent.
- 6.8 One of the main concerns expressed by residents relates to the impact of traffic generated by the development. In this respect, a Transportation Assessment was carried out in order to ascertain this impact. It has subsequently been concluded that the development will have no adverse effect on the local road network, including the junction of Avondale Avenue and Whitemoss Avenue which is currently problematic at peak times due to the presence of a public car park, church and school in close proximity. However, the carrying out of illegal right hand turns onto the busy Whitemoss Avenue has been identified as a contributory factor to this queuing problem and it has been recommended that a physical measure, ie a small island, be provided at this junction to prevent such maneuvers from taking place. The proposed access into the development is also acceptable in terms of visibility and geometry.
- 6.9 No objections have been raised by service providers and the imposition of appropriate conditions on the consent will ensure the provision of an adequate drainage scheme for the site.
- 6.10 In view of the above. I am satisfied that the proposals are in compliance with policies contained in both the adopted and emerging local plan, that the amenity of local residents will not be adversely affected, and that the level of traffic to be generated by the proposed 37 units can be accommodated within the local road network.

I therefore recommend that consent is granted.

7 Reasons for Decision

- 7.1 The proposals comply with local plan policy will not adversely affect residential amenity and can be accommodated within local road network.

Iain Urquhart
Executive Director (Enterprise Resources)

19 February 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - S.E.P.A. (West Region) 07/02/07
 - Transport Scotland 01/02/07
 - Public Protection - Environmental Health (East Kilbride) 26/01/07

Sports Scotland 05/01/07

Scottish Water 05/01/07

► Representations

Representation from : Mr C W Collins, 1 Avondale Place, East Mains, East Kilbride, G74 1NU, DATED 06/02/07

Representation from : Mrs Barbara M Haig, 22 Avondale Place, East Kilbride, G74 1NU, DATED 05/02/07

Representation from : Janet S Scott & Alexander Scott, 24 Avondale Avenue, East Mains, East Kilbride, G74 1NU, DATED 01/02/07

Representation from : Robert A Flynn, 46 Avondale Avenue, East Kilbride, G74 1NS, DATED 15/01/07

Representation from : Mrs Catherine Mullan, 27 Avondale Avenue, East Kilbride, G74 1NS, DATED 29/01/07

Representation from : Mr George and Mrs Joan Campbell, 56 Avondale Avenue, East Kilbride, G74 1NT, DATED 30/01/07

Representation from : Mr and Mrs J E McCartney, 41 Avondale Avenue, East Kilbride, , DATED 30/01/07

Representation from : Sheila M Phipps, 35 Avondale Avenue, East Kilbride, G74 1NS, DATED 26/01/07

Representation from : Mrs Jane F Nairn, 38 Avondale Avenue, East Kilbride, G74 1NS, DATED 30/01/07

Representation from : Agnes W Leith, 54 Avondale Avenue, East Kilbride, G74 1NT, DATED 11/01/07

Representation from : Mrs M Connelly, 50A Avondale Avenue, East Kilbride, G74 1NS, DATED 16/01/07

Representation from : James A McWilliam, 45 Avondale Avenue, East Kilbride, G74 1NS, DATED 28/12/06

Representation from : Douglas Scott, 6 Avondale Place, East Mains, East Kilbride, G74 1NU, DATED 27/12/06

Representation from : Archie Bethel OBE FREng, Kittinglaw, 50 Avondale Avenue, East Kilbride, G74 1NS, DATED 10/01/07

Representation from : V D Giddens, 7 Avondale Place, East Kilbride, G74 1NU, DATED 15/02/07

Representation from : Mr Andrew Haig, 22 Avondale Place, East Kilbride, DATED 05/02/07

Representation from : Hylda Smart, Craigard, 19 Avondale Avenue, East Kilbride

G74 1NS, DATED 15/02/07

Contact for Further Information

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

Lynda Dickson, Planning Officer, Civic Centre
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 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.
- 3 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.
- 4 That before any of the dwellinghouses hereby approved are completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 5 That before any work commences on the site a scheme of landscaping for the area shaded green on the approved plans 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.
- 6 That the existing hedgerow which extends along the Avondale Avenue boundary of the site , hatched green on the approved plan, shall not be removed or otherwise affected without the prior written consent of the Council as Planning Authority.
- 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 notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.

- 9 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.
- 10 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 requirements.
- 11 That the required drainage scheme shall be completed in accordance with the approved details prior to any of the dwellings hereby approved being occupied or completed.
- 12 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.
- 13 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 14 That prior to any construction work commencing on site, the recommendations contained in the ground investigation report prepared by Johnson, Poole and Bloomer shall be implemented to the satisfaction of the Council as Planning Authority.
- 15 That prior to any work commencing on site, details of a physical measure, including appropriate signage and road markings, designed to prevent right hand turns into and out of Avondale Avenue from and to Whitemoss Avenue shall be submitted to and approved by the Council as Planning Authority.
- 16 That prior to any of the dwellinghouses hereby approved being occupied, the off site road works approved under the terms of condition 14 above shall be implemented to the satisfaction of the Council as Planning Authority.
- 17 That notwithstanding the terms of Condition 3 above, before the development hereby permitted is occupied or brought into use, a screen fence shall be erected along the full length of the eastern boundary of the site, details having first been 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 amenity and in order to retain effective planning control.
- 3 These details have not been submitted or approved.
- 4 In the interest of public safety
- 5 In the interests of the visual amenity of the area.
- 6 To ensure the protection and maintenance of the existing mature trees within the site

- 7 In the interests of amenity.
- 8 In order to retain effective planning control
- 9 In order to retain effective planning control
- 10 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.
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To ensure the provision of a satisfactory sewerage system
- 13 To ensure the provision of a satisfactory sewerage system
- 14 To ensure the site is free from contamination
- 15 In the interest of road safety
- 16 In the interest of road safety
- 17 In the interest of road safety

For information only

For information only

