

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>11 February 2020</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/19/1625
Planning proposal:	Erection of 48 new build houses for social rent with associated drainage and landscaping works

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Cruden Building and Renewals
Location:	Land 100M ESE Of 208 Woodland Crescent Auld Kirk 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: Rachel Houghton
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**  
Policy 1 Spatial strategy  
Policy 4 Development management and placemaking  
Policy 5 Community infrastructure assessment  
Policy 6 General urban area/settlements  
Policy 13 Affordable housing and housing choice  
Policy 14 Green network and green space  
Policy 16 Travel and transport  
Policy 17 Water environment and flooding

**Supplementary Guidance 1: Sustainable development and climate change**  
Policy SDCC2 Flood risk

Policy SDCC3 Sustainable drainage systems  
Policy SDCC4 Water supply  
Policy SDCC5 Foul drainage and sewerage

**Supplementary Guidance 3: Development Management, Placemaking and Design**

Policy DM1 Design

**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

◆ **Representation(s):**

▶	1	Objection Letter
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

SEPA Flooding

Roads Flood Risk Management

Roads Development Management Team

Environmental Services

Scottish Water

Estates Services

Countryside and Greenspace

Arboricultural Services

Coal Authority Planning Local Authority Liaison Dept

Halfway Community Council

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site relates to a vacant area of ground located between Gilbertfield Road and Woodland Crescent in Cambuslang. The site covers an area of approximately 1.84 hectares. To the north is established post-war dwellings and to the south is a modern residential estate currently under construction, both flatted units and two-storey dwellings. Semi mature woodland exists to the east and west of the site with established remote footpaths existing which connect to a wider footpath network and surrounding residential area. The site is predominantly flat, however the northerly, roughly wooded section, slopes downwards towards Woodland Crescent. The site sits at a slightly raised level than Gilbertfield Road. Mature non-managed hawthorn and beech exists along Gilbertfield Road adjacent to the application site.
- 1.2 Residential units which formerly sat on the eastern portion of the site were demolished several years ago resulting in the site becoming overgrown, unkempt and suffering from litter and fly-tipping.

## **2 Proposal(s)**

- 2.1 The applicants, Cruden Building and Renewals, seek consent for 48 dwellinghouses together with associated Suds drainage and landscaping works. The application has been submitted on behalf of the Housing Service of South Lanarkshire Council. Once complete, the houses will be available for social rent.
- 2.2 The submitted plans show that the dwellings would be accessed from Trinity Drive which connects Woodland Crescent and Gilbertfield Road. The housing mix consists of two storey terraced dwellings, cottage flats, detached dwellings and bungalows. Predominantly, the layout shows two rows of units with a central access road and turning area. Additionally, two pairs of semi-detached dwellings are proposed on the western section of the site, accessing directly onto Trinity Drive.
- 2.3 A Suds area would be formed to serve the new development in the western section of the site, together with a 3.5 metre wide grass/gravel access track. New footways are to be formed at either end of the site and both will link the new layout with the established surrounding footpath network.

## **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 (SLLDP) and Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 In land use terms, the application site is identified within the adopted SLLDP as being within the general residential area (Policy 6). A small part of the site falls within the Green Network where Policy 14 Green network and green space applies.
- 3.1.3 A number of other development management criteria contained within SLLDP are considered appropriate to the determination of this application, namely, Policy 1 Spatial Strategy, Policy 4 Development Management and Placemaking, Policy 5 Community Infrastructure Assessment, Policy 6 General urban area/settlements,

Policy 13 Affordable Housing and Housing Choice, Policy 14 Green network and green space, Policy 16 Travel and Transport and Policy 17 Water Environment and Flooding.

- 3.1.4 These principal policies are supported by specific policy guidance contained in the approved SG on the following topics:

Policy DM1 Design  
Policy SDCC2 Flood risk  
Policy SDCC3 Sustainable drainage systems  
Policy SDCC4 Water supply  
Policy SDCC5 Foul drainage and sewerage

The aim of this policy and guidance is to seek well designed development which is sited in appropriate locations, appropriately serviced and result in no significant adverse impact.

- 3.1.5 In addition, the Council has prepared a Residential Design Guide. An assessment of the proposal against the guide is contained in Section 6 of this report.

- 3.1.6 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 SLLDP. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policies 1, 3, 5, 11, 12 and 13 are all relevant.

## 3.2 **Relevant Government Advice/Policy**

- 3.2.1 Scottish Planning Policy (SPP) confirms the requirement for the Council to maintain a five year supply of effective housing land. Planning authorities are required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

- 3.2.2 In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.

- 3.2.3 The SHIP (Strategic Housing Investment Plan) is a key part of South Lanarkshire Council's Local Housing Strategy (LHS) process which links the strategic priorities and outcomes in the LHS to a strategic plan for the delivery of new affordable housing. The Scottish Government has identified the SHIP as the key document for identifying strategic housing projects to assist the achievement of the Scottish Government's target of 50,000 new affordable homes during the life of the current Parliament. The Council has a target to deliver 1000 additional homes by 2021, and has a range of Services working together to identify opportunities to increase housing stock. The application site is identified as a site within the SHIP that will contribute towards the Council New Build Programme.

### 3.3 Planning Background

#### 3.3.1 None

## 4 Consultation(s)

#### 4.1 **SEPA Flooding** – offer no objections.

**Response:** Noted. A condition will be attached to ensure the adequate provision of water and sewerage infrastructure.

#### 4.2 **Roads Flood Risk Management** – offer no objections subject to conditions in relation to the implementation of a Sustainable Urban Drainage designed and independently checked in accordance with the Council's SUDS Design Criteria Guidance. In terms of flood risk, a Flood Risk/Drainage assessment is requested. All above ground maintenance of the SUDS features shall be factored for maintenance in perpetuity.

**Response:** Noted. Relevant conditions can be attached to any consent granted in respect of these issues.

#### 4.3 **Roads Development Management Team** – no objections to the proposals subject to conditions relating to footway provision, submission of a traffic management plan, and suitable drainage. The proposal will be subject to a further Roads Construction Consent.

**Response:** Noted. Relevant conditions can be attached to any consent granted in respect of these issues.

#### 4.4 **Environmental Services** – no objections subject to a conditions requiring the submission of a noise assessment to determine the impact of road traffic noise on the proposed development, refuse storage arrangements, and dust mitigation. They also request a number of informatives are attached to any consent granted relating to construction noise and contamination.

**Response:** Noted. The relevant conditions and informatives can be attached to any consent granted.

#### 4.5 **Scottish Water** – offer no objection.

**Response:** Noted.

#### 4.6 **Estates Services** – offer no objection.

**Response:** Noted.

#### 4.7 **Countryside and Greenspace** – no response to date.

**Response:** Noted.

#### 4.8 **Arboricultural Services** – request that additional tree survey, impact assessment and tree protection information is submitted.

**Response:** The applicant subsequently provided further information including a tree survey, protection and constraints plan, tree retention and removal information, soft landscape design, including species, and location of new tree planting, and an Arboricultural Impact Assessment. This has allowed a full assessment of the site in terms of existing trees and hedgerows at the site and I am satisfied that trees and hedgerows identified to be retained can be protected during construction. Appropriate conditions/informatives can be imposed to any planning consent.

#### 4.9 **Coal Authority** – requested that a Coal Mining Risk Assessment, or similar be submitted.

**Response:** The applicant subsequently provided the relevant information. The Coal Authority confirm that they have no objection to the proposed development and no specific mitigation measures are required.

4.10 **Halfway Community Council** – no response to date.

**Response:** Noted.

## **5 Representation(s)**

5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the press as Development Contrary to the Development Plan and for Non-notification of neighbours. Following this, one letter of representation was received. The points raised are summarised below:

a) Concerns about the increase in traffic within the area due to new development and traffic safety concerns with schools and park in the area. Lack of traffic calming measures.

**Response:** The Roads Service of the Council was consulted and has raised no objection to the proposal.

5.2 This letter has been copied and is available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

6.1 The applicants propose the erection of a residential development of 48 dwellinghouses for social rent, on land to the north of Gilbertfield Road, Cambuslang. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.

6.2 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise.

6.3 Scottish Planning Policy (2014) highlights that development proposals which accord with up-to-date plans should be considered acceptable in principle. The application site consists of a vacant area of ground within the settlement boundary of Cambuslang and raises no issues in this regard. It is, therefore, considered that the proposal is in accordance with national policy.

6.4 With regard to the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG), the application site, as stated above, is located within a general residential area where Policy 6 applies.

6.5 The issues considered relevant from a development management perspective, are set out within Section 3.1 above. Principally, these policies seek to ensure that any development within an area which is predominantly residential in character does not adversely impact on the amenity of such areas and that any such proposal can be adequately served by appropriate services. The overall design and layout is considered to provide a high quality residential area which complies with the relevant planning policies. I am, therefore, satisfied that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance. The layout complies with the Council's approved Residential Design Guide in terms of window to window distances, plot size and permeability.

- 6.6 Given the site's location, it is considered that the site can be appropriately serviced in terms of water and sewerage. No objections have been received from consultees in this regard. The site has been assessed by SEPA and the Council's Flood Risk Management Team who are satisfied subject to a number of conditions in relation to the proposed SUDs scheme, the level of treatment proposed and maintenance. In addition, the development will require to comply with the Council's sustainable drainage criteria and associated requirements. This can be achieved through the use of appropriately worded conditions. The proposal is, therefore, acceptable when assessed against Policy 17 - Water Environment and Flooding of the SLLDP and Policies SDCC 2 - Flood Risk and SDCC 3 - Sustainable Drainage Systems of the Sustainable Development and Climate Change SG (December 2014).
- 6.7 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The site has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can, therefore, be considered acceptable in transportation terms.
- 6.8 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) advises that a financial contribution from the developer will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. Given that this is a proposal for social rented housing, a financial contribution would not be required in this instance. The proposal, therefore, complies with both Policy 5 and the relevant affordable housing policy - Policy 13.
- 6.9 With regard to a small eastern section of the site being identified as Green Network (Policy 14), the loss of such areas will generally not be supported, however, policy guidance advises that the partial loss may be acceptable where it is considered that the enhancement of the environment can best be achieved by the redevelopment of part of the site which would not affect its function and that there is no significant adverse impact on the character and amenity of the surrounding area. This is the case in this instance, with the site being largely unkempt 'brownfield', having accommodated residential units which were demolished several years ago. The proposed development includes enhanced amenity with the introduction of soft landscaping, the formation of adequate pockets of open space, native hedge planting, a large Suds area in the western section of the site and gardens associated with standard suburban style housing. In addition, the site links to the existing pedestrian paths, at the eastern and western ends of the site. New footpath links will be formed to connect with the wider pedestrian network within the immediate surrounding area. The site is considered acceptable in terms of this principal land use designation within the adopted SLLDP.
- 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. In this instance, Policies 1 – Spatial Strategy, 3 – General Urban Area Settlement, 5 – Development Management and Placemaking, 11 – Housing, 12 – Affordable Housing and Policy 13 Green Network and Greenspace are all relevant and all have similar aims to those in the existing plan. I am, therefore, satisfied that the proposal also complies with these policies.

- 6.10 One letter of representation has been received which has been addressed in Section 5 above. The requirements of the statutory consultees can be addressed through the use of conditions, where appropriate.
- 6.11 As noted above the application was advertised in the local press as development contrary to the development plan as a precaution. However after assessment of the proposal as detailed above, the proposal is not considered to be contrary to the development plan.
- 6.12 In summary, it is considered that the application conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. Therefore, I am satisfied that the proposal fully complies with the South Lanarkshire Local Development Plan and recommend that planning permission be granted subject to the conditions listed.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on residential or visual amenity and raises no road safety concerns. The development complies with the provisions of the adopted South Lanarkshire Local Development Plan (adopted 2015) namely (Policies 1 - Spatial Strategy, 4 - Development Management and Placemaking, 5 - Community Infrastructure Assessment, 6 - General Urban Area /Settlements, 13 - affordable Housing and Housing Choice, 14 - Green Network and Greenspace, 16 - Travel and Transport and 17 - Water Environment and Flooding). In addition, the proposal accords with the relevant Development Plan Supplementary Guidance. In addition, the proposal also complies with Policies 1 - Spatial Strategy, 3 - General Urban Area Settlement, 5 - Development Management and Placemaking, 11 - Housing, 12 - Affordable Housing and 13 - Green Network and Greenspace in the Proposed South Lanarkshire Local Development Plan 2.

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

Date: 22 January 2020

### **Previous references**

- ◆ None

### **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 01.11.2019
  
- ▶ Consultations
 

SEPA Flooding	18.11.2019
Roads Flood Risk Management	19.11.2019
Roads Development Management Team	10.01.2020
Environmental Services	14.11.2019
Scottish Water	06.11.2019



Estates Services - Housing And Technical Resources	05.11.2019
Arboricultural Services	04.11.2019
Coal Authority Planning Local Authority Liaison Dept	13.01.2020

► Representations	Dated:
Mrs Margaret Gillespie, 36 Cairns Road, Cambuslang, Glasgow, South Lanarkshire, G72 8PT	04.11.2019

**Contact for further information**

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

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB  
Phone: 01698 455043  
Email: [maud.mcintyre@southlanarkshire.gov.uk](mailto:maud.mcintyre@southlanarkshire.gov.uk)

### **Conditions and reasons**

1. That the planting plan hereby approved shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the buildings 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.

2. 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.

3. That prior to the occupation of the first dwellinghouse, the footway on Trinity Drive shall be reconstructed and extended to the entrance to the Suds device on Gilbertfield Road, all to the satisfaction of the Council as Planning and Roads Authority.

Response: In the interests of public safety.

4. 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.

5. 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.

6. That before any of the dwellinghouses situated on the site upon which a fence/wall 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 5. above, 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.

7. That details of facilities for the storage of refuse within the proposed development, including the design, location and access for uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwellings shall be occupied until the facilities for the storage of waste have been provided within the proposed development, in accordance with the approved scheme.

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.

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

Reason: In the interests of public safety and sustainability.

9. That the applicant shall provide a Traffic Management Plan (TMP), including details of the site compound, show where all vehicles and deliveries will be located, on-site parking and wheel washing facilities. The TMP should restrict all site work (incl. vehicle movements) from operating within the school opening and closing times, unless otherwise agreed. No work shall commence until the TMP has been approved in writing by the Council as Planning Authority.

Reason: In the interests of road and public safety.

10. The applicant shall undertake a noise assessment to determine the impact of road traffic noise on the proposed development using the principles set out in "Calculation of Road Traffic Noise" (DoT/Welsh Office, HMSO, 1988) or by a method to be agreed by the Planning Authority such as the shortened daytime measurement method. The survey shall take cognisance of the Scottish Government Document: Technical Advice Note Assessment of Noise. The survey shall be submitted to and approved by the Planning Authority and where potential noise disturbance is identified, it shall include a scheme for protecting the proposed dwellings from road traffic noise.

The scheme shall ensure that the internal levels with windows open (or under exceptional circumstances closed) do not exceed an  $L_{Aeq,16hr}$  of 40dB daytime and an  $L_{Aeq,8hr}$  of 30dB night-time. The external levels shall not exceed an  $L_{Aeq,16hr}$  of 50dB daytime in any rear garden areas, when measured free-field. The approved scheme for the mitigation of noise shall be implemented prior to the development being brought into use and where appropriate, shall be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

Reason: In the interests of residential amenity.

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: In the interests of amenity.

12. That all the tree works relating to the site shall to be in accordance with the submitted arboricultural impact assessment, tree constraints plan, method statement, tree protection plan and tree retention/removal plan.

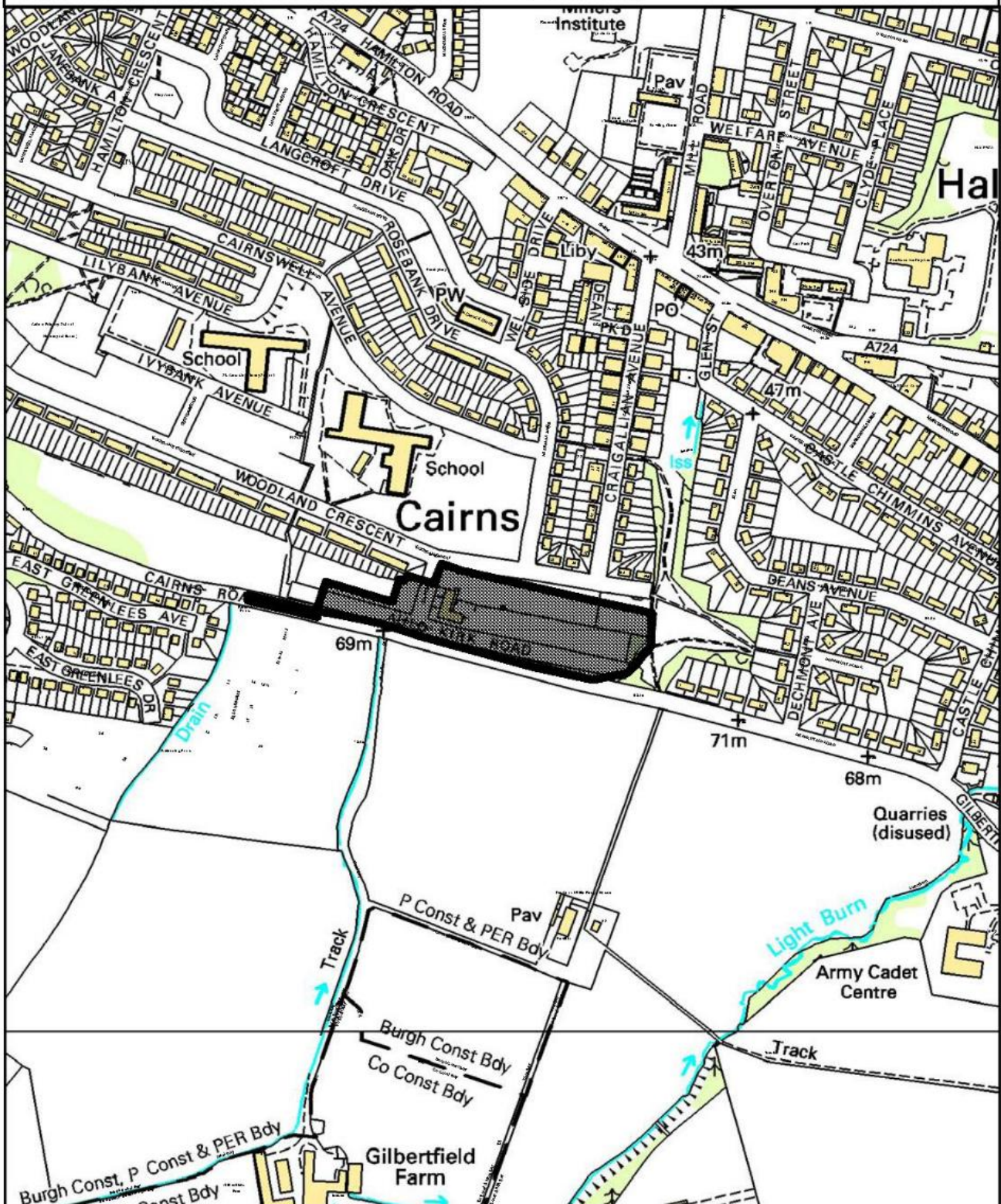
Reason: In the interests of amenity and to minimise loss of existing trees and hedgerows.

13. That the footways shaded brown on the approved plan shall be retained and a plan shall be submitted to show the exact position, specification and makeup of the footway links at the eastern and western end of the application site. Works to be carried out to the satisfaction of the Council as Planning Authority prior to the occupation of the first dwellinghouse.

Reason: To ensure connectivity from the site to the surrounding existing footpath network.

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Land 100m ESE of 208 Woodland Crescent, Auld Kirk Road, Cambuslang



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Scale:  
1:5,000  
Date:  
16/01/2020



South Lanarkshire Council  
Community and Enterprise Resources  
Planning and Economic Development