

Report

Report to:	Cambuslang/Rutherglen Area Committee
Date of Meeting:	21st November 2006
Report by:	Executive Director (Enterprise Resources)

Application No	CR/06/0276
Planning Proposal:	Demolition of Existing Building and Erection of 6 Flats With Associated Parking, Access and Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Springfield Homes (Scotland) Ltd
- Location : 18 Croft Road
Cambuslang

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

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 63 Cambuslang Central
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002
Policy RES9 – 'Residential Land Use'

South Lanarkshire Local Plan (Finalised Draft)
August 2006
Policy RES6 – 'Residential Land Use Policy'

- ◆ Representation(s):
 - ▶ 2 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

Roads and Transportation Services (North Division)

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The application site, comprising a Salvation Army Hall, covers an area of 0.09 ha (900sqm). The site is accessed through the new flats off Croft Road, is approximately 500m south east of Cambuslang Town Centre and sits between Hamilton Road and Croft Road. A new bowling club and 32 flats have been constructed on the site to the east. Existing, terraced dwellinghouses are adjacent to the west and to the north runs the Glasgow to Lanark Railway Line.

2 Proposal(s)

- 2.1 A detailed planning application has been submitted for the demolition of the Salvation Army Hall and the erection of 6 flatted dwellings in one block. The block will be the same design as the new flats constructed adjacent by the same developer. The block will be 3 storeys high and will face onto Croft Road. There will be 2 flats per storey, either side of a central staircase. The flats will be finished in buff-coloured split face block and white render for the walls and dark grey interlocking concrete tiles for the roof.
- 2.2 The site will use an access through the existing flats and will share a parking area, providing 17 spaces, with part of the previous development. The proposal has also resulted in an amended layout, to the existing flats, which has already been submitted to accommodate the access and parking in the proposed site. It can be determined following a decision being made on this application.

3 Background

- 3.1 The site falls within a residential land use policy area in the adopted Cambuslang/Rutherglen Local Plan (2002). Policy RES9 is relevant. The site is also zoned for residential land use in the South Lanarkshire Local Plan (Finalised Draft) where Policy RES6 is relevant. The Council's approved Residential Development is also relevant in this instance.

3.2 Relevant Government Advice/Policy

SPP3 – Planning for Housing states that priority should be given to sites which can be served by public transport. Furthermore, high density should be achieved through good design without overcrowding or congestion.

- 3.3 SPP17 – Transport and Planning states that proposals should have access to public transport facilities.

3.4 Planning Background

Planning permission was granted in December 2004 for the erection of 32 flatted dwellings (CR/04/0221). These properties have now been constructed. An application has been submitted to amend the road layout to provide parking and access into the current site (CR/06/0334).

4 Consultation(s)

- 4.1 **Road and Transportation Services** – no objection provided the plans are amended to provide a parking area aisle width of 6m and a safe turning area for refuse vehicles.

Response: These drawings have been provided.

- 4.2 **Environmental Services** – advise on issues such as potential contamination & noise and have asked that a condition be attached relating to asbestos in connection with the demolition of the existing building.

Response: Noted. A condition in relation to demolition of the existing building has been attached and this would also be controlled through the demolition warrant.

5 **Representation(s)**

Statutory neighbour notification was undertaken and as a result, 2 letters of objection have been received. The main points raised are summarised below.

- (a) **The Committee should visit the site to appreciate the full impact of the development on the adjacent area and its residents.**

Response: This is a matter for the Area Committee to consider.

- (b) **An active electricity sub-station is adjacent to the site.**

Response: This is a matter for the applicant and Scottish Power to resolve.

- (c) **Croft Road is a 'rat-run' for Greenlees Road and Main Street, Cambuslang and the railway bridge is under considerable pressure from large construction vehicles. The area is already heavily congested with traffic and the workers on the existing site are exacerbating the problem.**

Response: The Roads and Transportation Service have not objected to the application in this regard. The new development will, on completion, have its own parking facilities. The impact of the traffic and car parking associated with the site workers is temporary and will cease when the development is finished.

- (d) **The proposed flats will overlook the properties opposite.**

Response: The new flats are sited 25 metres from the front of the nearest properties opposite. This is in excess of the 20 metres required by the Residential Development Guide. In addition, the distances are in keeping with other residential properties on Croft Road. The majority of the site will overlook the junction of Croft Road/Johnson Drive, where there are no houses directly opposite.

6 **Assessment and Conclusions**

- 6.1 The determining issue in this instance is the proposal's compliance with the adopted and proposed local plans.

- 6.2 The site is covered by Policy RES9 – 'Residential Land Use' in the adopted Cambuslang/Rutherglen Local Plan 2002 and Policy RES6 'Residential Land Use Policy' of the South Lanarkshire Local Plan (Finalised Draft). The aim of the policies is that within residential areas, the Council will seek to protect their character and amenity while supporting, in principle, compatible uses. These policies, therefore, are aimed at resisting proposals which will detract from their character and amenity and supporting development which satisfies the following criteria:

- ◆ the proposed development relates satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use;
- ◆ the character and amenity of the area is not impaired by reason of traffic generation, parking, visual intrusion, noise, emission of gases and particles;
- ◆ there is no resultant loss of damage to spaces, trees, bushes or hedgerows that make a significant contribution to the character or amenity of the area;

- ◆ the development is adequately serviced in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport;
- ◆ there is no detrimental effect on public safety.

6.3 In terms of the adjacent and surrounding development, the proposal will result in flatted dwellings within a residential area. Therefore, in principle the proposal will relate satisfactorily to the adjacent uses and will physically improve the brownfield site created by the demolition of a now unused building. As regards scale and massing, the flats will be constructed on the existing building line of Croft Road and will be 3 storeys in height and will be in keeping with those already constructed to the east.

6.4 In terms of character and amenity - with specific regard to traffic generation, parking, visual intrusion and noise – I do not consider that there will be an increase in people accessing the site to an extent that would materially impact on the surrounding area. It was previously used as a Salvation Army Hall which had little or no parking facilities. The proposal will have its own, off street parking facilities and will only accommodate 6 flatted dwellings. The design of the building will match those flats recently constructed which reflect the mixed architecture of the area. As regards noise, there will be a small increase at peak times in the morning and early evening. As a result of this, I am of the view that there will not be a significant impact on character and amenity.

6.5 In terms of loss to open space and vegetation, the site will be utilising a brownfield site which is not currently used. As a result, there will be no detrimental impact.

6.6 As regards servicing of the site, see Paragraph 6.4. Furthermore, pedestrian access will be available into the site. There is a bus stop close to the site and Cambuslang Railway Station is a short walk away.

6.7 Moving onto public safety, the main issues relate to roads and transportation. These have been covered in paragraphs 6.4.

6.8 In conclusion, I am of the view that the proposal complies with the relevant policies of the adopted and proposed local plans.

7 Reasons for Decision

7.1 The proposal complies with Policy RES9 of the Cambuslang/Rutherglen Local Plan and Policy RES6 of the South Lanarkshire Local Plan.

Iain Urquhart
Executive Director (Enterprise Resources)

9th November 2006

Previous References

- ◆ CR/04/0221
- ◆ CR/06/0334

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ South Lanarkshire Local Plan (Finalised Draft) August 2006
- ▶ South Lanarkshire Council Residential Development Guide (Revised July 2006)

Consultations

Roads and Transportation Services (North Division) 05/09/2006

Environmental Services 23/08/2006

▶ Representations

Representation from : Alice Sharp, 15 Croft Road
Cambuslang G72 8JZ, DATED 28/08/2006

Representation from : Frank Dover, 17B Croft Road
Cambuslang G72 8LB, DATED 22/08/2006

Contact for Further Information

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

Iain Morton, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen
(Tel :0141 613 5138)

E-mail: Enterprise.cam-ruth@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 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.
- 3 That the landscaping scheme required by condition 2 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwellings or the 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 That prior to demolition, the existing structure requires to be surveyed in accordance with MDHS100 'Surveying and Sampling of Asbestos Containing Materials' and HSG 227 'Comprehensive Guide to Managing Asbestos in Premises' by a suitably competent person with UKAS accreditation for conducting asbestos surveys'.
- 9 Once the survey required by condition 8 above has been completed, a risk assessment requires to be formulated, by a suitably and competent person, which takes cognisance of the conclusions of the survey and which considers the safe

removal and disposal of any identified asbestos in accordance with the Control of Asbestos at Work (as amended) Regs 2002 and the Environmental Protection (Duty of Care) Regs 1991.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 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.
- 8 To ensure the site is free from asbestos and suitable for development.
- 9 To ensure the site is free from asbestos and suitable for development.

For information only

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