

	<h1>Report</h1>	Agenda Item <h2>6</h2>
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Report to: **Planning Committee**
 Date of Meeting: **07 September 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/10/0207
 Planning Proposal: Residential Development Comprising 2 Flatted Blocks (13 Units) and Associated Car Parking/Roads Upgrade

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Lou Lauder
- Location : Land at Broompark Avenue
Blantyre

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.

3 Other Information

- ◆ Applicant's Agent: Manson Associates
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**
 Policy RES2 – Proposed Housing Site
 Policy DM1 – Development Management
 Policy ENV11 – Design Quality
 Policy ENV12 – Flooding
 Policy ENV31 – New Housing Development
 Policy ENV32 – Design Statements
 Policy ENV35 – Water Supply
 Policy ENV36 – Foul Drainage and Sewerage
 Policy ENV37 – Sustainable Urban Drainage Systems

Residential Development Guide

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

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Scottish Water

Enterprise Resources - Estates

Planning Application Report

1 Application Site

- 1.1 The site relates to Broompark Avenue and land immediately to the north, which includes part of the existing garden ground of the existing residential property at 57 Broompark Road. It is located within a largely residential area in the High Blantyre area of Hamilton.
- 1.2 Residential properties of varying styles occupy the southern, eastern and part of the northern boundaries of the site. The remainder of the northern boundary and the land to the east is occupied by St. John Ogilvie RC Church and church hall.
- 1.3 The site comprises a grassed area with a number of trees running along the rear of the southern boundary. An electricity sub station lies within the application site adjacent to Broompark Avenue close to its junction with Broompark Road.
- 1.4 Broompark Avenue is not a publicly adopted road but is within the ownership of South Lanarkshire Council.

2 Proposal(s)

- 2.1 The applicants propose the erection of a flatted residential development, comprising 13 units, associated car parking and amenity space within the site. The development will be in the form of two blocks, one positioned to the front of the site and the second located to the rear. Amenity space will be provided to front and rear of each flatted block and car parking provided centrally within the site.
- 2.2 In detail, the first block, which fronts onto Broompark Road will be two storeys in height and provide accommodation for four, two bed flats. The second block will provide nine, two bed flats, eight units within the ground and first floor level and an additional flat within the attic space.
- 2.3 In terms of the external appearance the proposed residential blocks would be of a modern design, finished in a combination of reconstituted stone and rendered panels, with an interlocking slate roof.
- 2.4 In association with the proposed development it is proposed to upgrade the existing Broompark Road to an adoptable standard and provide a turning head within the upgraded road.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of the adopted South Lanarkshire Local Plan the site is identified as being a proposed housing site (Policy RES2 applies). Through this policy the Council will support development for housing within sites identified on the proposals map and associated appendix. The principle of the residential development of the site is therefore considered to be acceptable, subject to compliance with normal development management criteria.
- 3.1.2 In terms of normal development management criteria, there is a requirement for all new developments to comply with Policies DM1 – Development Management, ENV11 – Design Quality, ENV31 – New Housing Policy and ENV32 – Design Statements.

- 3.1.3 Policy DM1 requires that proposals take account of the local context and built form. Policies ENV11 and ENV31 promote the principles of sustainable development through design and layout, and seek to achieve developments which make a positive contribution to the character and appearance of the area within which they are located and which are well related to existing development, public transport, local services and facilities. Policy ENV32 requires design statements to accompany all planning applications.
- 3.1.4 Through Policy ENV37 – Sustainable Urban Drainage Systems - the Council promotes the requirements for SUD'S, in appropriate developments. Whereas, Policies ENV12 – Flooding, ENV35 – Water Supply and ENV36 – Foul Drainage and Sewerage seek to ensure that any development is adequately serviced and raises no flooding issues.
- 3.1.5 South Lanarkshire Council's Residential Development Guide provides additional advice and sets out the criteria against which new housing development should be assessed.
- 3.2 **Relevant Government Advice/Policy**
- 3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy 2010 which requires planning authorities to promote the efficient use of land by directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity.
- 3.3 **Planning History**
- 3.3.1 The area of grass land, which forms the majority of the application site, is long established amenity space, being formerly part of Kirkton Park, but has become disjointed and divorced from the park through the previous development of the hall associated with St. John Ogilvie RC Church. There is no recent planning history relative to the application proposals.
- 3.3.2 A Marketing Brief was prepared in respect of the site and with housing being considered an appropriate use in this instance.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – have no objection to the proposed development subject to conditions relative to driveway standards, parking, the provision of adequate visibility splays and surface water trapping. In addition, the Area Roads Manager has also advised that in order to discourage on street parking on Broompark Road there should be no pedestrian access directly onto Broompark Road from the proposed flats.
- Response:** Noted. These requirements can be included as conditions, where appropriate. With regards to the Area Roads Manager's comments in respect of pedestrian access from the flats fronting Broompark Road, whilst it is normally an acceptable form of development to have pedestrian access to the front of the property and this is a common feature along Broompark Road, it is noted that the pavement fronting the site is narrower that would normally be expected. On this basis it is considered appropriate, in the interests of road and public safety, to support the Area Roads Manager's concerns in this instance. A condition can be attached to the consent, if granted, to address this issue.

- 4.2 **Environmental Services** - have no objections subject to the inclusion of conditions relative to refuse storage and dust and advisory notes relative to noise and contamination.

Response: Noted. Where appropriate, conditions and advisory notes shall be imposed if planning permission is granted.

- 4.3 **Estate Services** – have offered no objections to the proposals.

Response: Noted.

- 4.4 **Scottish Water** – have offered no response to date.

Response: Noted.

5 Representation(s)

- 5.1 Statutory Neighbour Notification was undertaken. In response 162 letters of representations were received, 159 of which offered objections. The majority of the objections were in the form of a standard letter.

- 5.2 The grounds of objection can be summarised as follows:

- a) **Proposal contravenes Policy RES2 – Proposed Housing Sites of the South Lanarkshire Local Plan, in that it exceeds the indicative site capacity, 4 units.**

Response: Whilst it is accepted that the local plan specifies, within Appendix 1, that the site has an indicative capacity for 4 units it is advised that the Appendix states that “the total capacity of the site is expressed as a number of units” and that “This may be an estimate if no detailed layout has been approved”. In this instance the number of units indicated would be based on individual dwellings and not a flatted development. Furthermore, no planning approvals existed for development of the site. It is considered that the application proposals are not therefore contrary to Policy RES2 in this instance.

- b) **Proposal contravenes policies ENV31 – New Housing Development and DM1 – Development Management of the South Lanarkshire Local Plan, in that the development does not take account of surrounding area in terms of layout, scale, massing and appearance and its design not sympathetic to local form.**

Response: It is considered that the proposed development will integrate well within this predominately residential area. The style of design proposed reflects a modern style of flatted development which is common within housing areas and whilst not reflective of the existing surrounding buildings it will not detract from these properties or the area in general.

In terms of layout the proposed design has taken cognisance of surrounding properties with the proposed residential blocks being orientated in order to limit any adverse impacts. The proposed scheme provides an acceptable level of off-street car parking and amenity space to serve the development and provide an appropriate setting for the development.

With regards to the concerns raised over the height/scale of the proposed buildings, it is noted that they will be two storeys in height, one with attic accommodation, and as such are not out of context or character within residential areas. It is further noted that the properties surrounding the site contains a mix of house types, including two storey terraced properties.

- c) **Concerns that proposal will result in overlooking/overshadowing of neighbouring properties.**

Response: As previously stated, the layout of the proposed development has been designed in a manner which seeks to limit any overlooking or overshadowing issues. In this regard it is considered that the proposed scheme has achieved this aim. The orientation and location of the proposed blocks is such that there should be no significant impact in this regard. Furthermore, the proposals satisfy the Council's requirements in terms of window-to-window distances.

- d) **Concerns over the impact on amenity due to increased movement, noise and traffic within a quiet cul-de-sac.**

Response: Whilst it is accepted that, as a cul-de-sac, any development of the adjoining land is likely to result in an increase in activity than previously existed it is considered that this is unlikely to be to a level which would merit the refusal of this application. It is noted that neither Environmental Services or Roads and Transportation Services support these concerns having offered no objection to the proposals, subject to conditions.

- e) **Concerns over road safety.**

Response: As stated above, Roads and Transportation Services, who have been consulted on the proposals, have offered no objections in this regard.

- f) **Concerns over disruption during construction, should consent be granted, due to site constraints and relationship with neighbouring properties. Adverse impact on access for existing residents of Broompark Avenue, road condition, amenity of general area, site facilities, services, site security, emergency access, delivery/employees' parking and road/public safety conflicts.**

Response: Whilst it is considered that the concerns raised in this regard are valid concerns it is advised that a condition would be attached, should consent be granted, requiring the submission and approval prior to any works commencing on site, of a phasing statement to address these matters.

The further letters raised concerns over procedural matters relative to the following matters:

- g) **Accuracy of the site description.**

Response: In terms of the planning application submission it is advised that the site description and accompanying location plan, should allow the accurate identification of the sites location. It is confirmed that the submitted details were acceptable in this instance.

- h) **Potential concerns over legal restriction on use of site.**

Response: This concern relates to an understanding that Fields in Trust have a legal involvement in the application site, given its previous connection with Kirkton Park. It is advised that Estate Services have sought legal opinion on this matter and have advised that there are no legal restrictions on the sale or development of the site.

- i) **Concerns over omissions in neighbour notification process, in that Scottish Power were not detailed as a neighbouring proprietor.**

Response: The existing electricity sub-station is unfortunately surrounded by the application site boundary but does not form part of the proposal. Unfortunately, due to this arrangement it was not identified as requiring neighbour notification. As a result of the concern raised this matter has now been addressed and the appropriate notification served.

6 Assessment and Conclusions

- 6.1 The applicants propose the erection of a flatted residential development, in the form of two blocks, comprising 13 units, associated car parking and amenity space at a site within the High Blantyre area of Hamilton.
- 6.2 The main determining issues in assessing these proposals are whether the works accord with local plan policy, their impact on amenity and road safety matters.
- 6.3 In terms of local plan policy the application site is designated as a proposed housing site (Policy RES2) and therefore residential use of the site is considered acceptable. However, any new developments within such designated areas would only be acceptable subject to compliance with normal development management criteria.
- 6.4 In terms of normal development management criteria this consists, in this instance, of Policies DM1 – Development Management, ENV11 – Design Quality, ENV12 – Flooding, ENV31 – New Housing Development, ENV32 – Design Statements, ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems and the Council's approved Residential Development Guide.
- 6.5 In relation to the above detailed policies, these, in general terms, 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. Having considered the design and layout of the development, I am satisfied that the scheme as proposed can meet the criteria required of these policies and guidance.
- 6.6 When assessed against the requirements of the Residential Development Guide, which aims to provide advice and guidance on the key development standards for residential developments, I am satisfied that the proposed development is in general agreement with the aims of this document.
- 6.7 In terms of impact on the amenity of the area and adjoining residents I am satisfied that the proposed development has been designed in such a manner that it will not be detrimental to the amenity or privacy of this residential area or those properties immediately adjoining the site.
- 6.8 In relation to road safety it is noted that Roads and Transportation Services have offered no objections, subject to conditions, to the proposed development and it can therefore be considered acceptable in road safety and transportation terms.
- 6.9 Whilst noting the concerns raised within the many third party representations received it is considered that these either do not support the refusal of the application in this instance, relate to legal aspects outwith the control of the planning system or can be addressed through the use of conditions, where appropriate. The requirements of the statutory consultees can also be addressed through the use of conditions where appropriate.
- 6.10 The proposal accords with the provisions of the adopted Local Plan and the normal presumption in favour of issuing consent should prevail. On this basis I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The development accords with the policies of the adopted South Lanarkshire Local Plan (Policy RES2 – Proposed Housing Site, Policy DM1 – Development Management, Policy ENV11 – Design Quality, Policy ENV12 – Flooding, Policy ENV31 – New Housing Development, Policy ENV32 – Design Statements, Policy ENV35 – Water Supply, Policy ENV36 – Foul Drainage and Sewerage and Policy ENV37 – Sustainable Urban Drainage Systems) and additional guidance contained within the Residential Development Guide. In addition there will be no amenity or road safety issues resulting from the proposed in relation to surrounding residential properties.

Colin McDowall
Executive Director (Enterprise Resources)

30 August 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads and Transportation Services (Hamilton Area)	21/06/2010
Environmental Services	17/05/2010

- ▶ Representations

Representation from :	Stacey Dunn, 24 Howson Lea, Motherwell, ML1 2JQ, DATED 25/05/2010
Representation from :	Alexander McRobbie, 10 Grangeneuk Gardens, Cumbernauld, G68 9BP, DATED 25/05/2010
Representation from :	Morag Leslie, 3 High Street, Foxton, Cambridgeshire, CB22 6SP, DATED 25/05/2010
Representation from :	Louise Ansted, 88 Albion Hill, Brighton, BN2 9PA, DATED 25/05/2010
Representation from :	Alexander McRobbie, 10 Grangeneuk Gardens, Cumbernauld, G68 9BP, DATED 25/05/2010
Representation from :	Caroline Hutchison, 1 Madison Path, Blantyre, G72 OSE, DATED 25/05/2010
Representation from :	Clark Hutchison, 1 Madison Path, Blantyre, G72 OSE, DATED 25/05/2010

Representation from : Gordon Adams, 295 Magical Way, Magic Landings, Kissimmee 34747, Florida, DATED 25/05/2010

Representation from : Lorraine Adams, 295 Magical Way, Magic Landings, Kissimmee, Florida, USA 34747, DATED 25/05/2010

Representation from : Allan McRobbie, 24 Howson Lea, Motherwell, ML1 2JQ, DATED 25/05/2010

Representation from : Barry and Karen Gardner, 33 Broompark Road, Blantyre, G72 ODP, DATED 28/05/2010

Representation from : Mr Russell Craig, 53 Broompark Road, High Blantyre, G72 ODP, DATED 02/06/2010

Representation from : Owner/Occupier, 10 Mavis Bank, Blantyre, G72, DATED 10/06/2010

Representation from : Owner/Occupier, 10 Mavis Bank, High Blantyre, G72, DATED 10/06/2010

Representation from : John Duffy, 25 Afton Gardens, Blantyre, G72 9TW, DATED 10/06/2010

Representation from : Karen Slaven, 14 Callaghan Wynd, Blantyre, G72, DATED 10/06/2010

Representation from : Carol Frostick, 51 Broompark Road, High Blantyre, G72 ODP, DATED 25/05/2010

Representation from : Barry Frostick, 51 Broompark Road, High Blantyre, G72 ODP, DATED 25/05/2010

Representation from : Elizabeth McRobbie, 10 Grangeneuk Gardens, Cumbernauld, G68 9BP, DATED 25/05/2010

Representation from : Andrew Arbuckle, 55 Broompark Road, High Blantyre, G72 ODP, DATED 25/05/2010

Representation from : Margaret Arbuckle, 55 Broompark Road, High Blantyre, G72 ODP, DATED 25/05/2010

Representation from : Josephine Greenhorn, 45 Broompark Road, Blantyre, G72 ODP, DATED 28/05/2010

Representation from : Isabella Frostick, 36 Hazelwood Drive, Blantyre G72 9PY, DATED 28/05/2010

Representation from : Mrs M McLaughlin, 7 Broompark Avenue, High Blantyre, G72 ODS, DATED 22/06/2010

Representation from : Stephen Jones and Jean Archibald, 13 Broompark Avenue, Blantyre, G72 ODS, DATED 18/05/2010

Representation from : Bridget McNulty, 30 Broompark Road, Blantyre, G72 ODR,

DATED 18/05/2010

- Representation from : J Fawbert, 22 Broompark Road, Blantyre, G72 0DR,
DATED 04/06/2010
- Representation from : M Craig, 22 Broompark Road, Blantyre, G72 0DR,
DATED 04/06/2010
- Representation from : Heather Fawbert, 22 Broompark Road, Blantyre, G72 0DR,
DATED 04/06/2010
- Representation from : Mr Stephen and Frank Allan, 27 Broompark Road, High
Blantyre, G72 0DP, DATED 27/05/2010
- Representation from : Magnus MacKay, 61 Broompark Road, High Blantyre,
G72 9XD, DATED 27/05/2010
- Representation from : Kathleen MacKay, 61 Broompark Road, High Blantyre,
G72 9XD, DATED 27/05/2010
- Representation from : Mrs E C Donnelly, 44 Birdsfield Drive, High Blantyre,
G72 0XP, DATED 27/05/2010
- Representation from : Mrs Agnes Johnston, 25 Broompark Road, High Blantyre,
G72 0DP, DATED 27/05/2010
- Representation from : Colette McCabe, 43 Broompark Road, Blantyre, G72 0DP,
DATED 27/05/2010
- Representation from : Mr Paul Craig, 53 Broompark Road, Blantyre, G72 0DP,
DATED 27/05/2010
- Representation from : Mr Russell Craig, 53 Broompark Road, High Blantyre, G72
0DP, DATED 27/05/2010
- Representation from : Evy Craig, 53 Broompark Road, High Blantyre, G72 0DP,
DATED 27/05/2010
- Representation from : Anne Craig, 53 Broompark Road, High Blantyre, G72 0DP,
DATED 27/05/2010
- Representation from : Fayann Murray, 24 Fairhill Crescent, Hamilton, ML3 8HZ,
DATED 27/05/2010
- Representation from : Joyce Morley, 178 Main Street, High Blantyre, G72 0ER,
DATED 27/05/2010
- Representation from : Lisa Russell, 28 Broompark Road, Blantyre, G72 0DR,
DATED 27/05/2010
- Representation from : Sam Barrowman, 78 High Blantyre Road, Hamilton,
ML3 9HS, DATED 27/05/2010
- Representation from : Michael McQuade, 34 Broompark Road, Blantyre, G72 9XA,
DATED 27/05/2010

Representation from : D Flannigan, 40 Broompark Road, High Blantyre, G72 9XA,
DATED 27/05/2010

Representation from : G. Law, 52 Broompark Road, High Blantyre, G72, DATED
27/05/2010

Representation from : Mrs Joyce Flannigan, 40 Broompark Road, High Blantyre,
G72 9XA, DATED 27/05/2010

Representation from : Marilyn Gray, 25 Keswick Drive, Hamilton, ML3 7HN,
DATED 27/05/2010

Representation from : Karen Hamilton, 37 Lochalsh Place, Blantyre,
DATED 27/05/2010

Representation from : Margaret Brown, 15 Carrick Gardens, Hamilton, ML3 8XE,
DATED 27/05/2010

Representation from : Myra Lees, 11 Broompark Avenue, Blantyre, G72 0DS,
DATED 27/05/2010

Representation from : Janice Hendry, 10 Forth Grove, East Kilbride,
DATED 27/05/2010

Representation from : Joyce Adamson, 17 West Stewart Street, Hamilton,
ML3 9AJ, DATED 27/05/2010

Representation from : Margaret McCullah, 71 Farm Road, Blantyre, G72 9DW,
DATED 27/05/2010

Representation from : Mrs L Stark, 330 Glasgow Road, Blantyre, G72 9HP,
DATED 27/05/2010

Representation from : Linda Stevenson, 12 Dalmellington Court, Little Earnock,
Hamilton, DATED 27/05/2010

Representation from : Mary Hamilton, 16 Sunart Court, Little Earnock, Hamilton,
DATED 27/05/2010

Representation from : Ena Steele, 6 Lochalsh Place, Priory Bridge Estate,
Blantyre, G72 9LT, DATED 27/05/2010

Representation from : Sandy Tacey, 16 Burns Gardens, Blantyre,
DATED 27/05/2010

Representation from : Lesley Griffiths, 72 Redwood Crescent, Hamilton, ML3 8SZ,
DATED 27/05/2010

Representation from : Stewart Innes, 11 Broompark Avenue, Blantyre, G72 0DS,
DATED 27/05/2010

Representation from : Elaine Innes, 11 Broompark Avenue, Blantyre, G72 0DS,
DATED 27/05/2010

Representation from : Christine Lees, 56 Main Street, High Blantyre,
DATED 27/05/2010

Representation from : Mrs Moira Lees, 57 Hardie Street, Blantyre, DATED
27/05/2010

Representation from : Richard Lees, 57 Hardie Street, Blantyre,
DATED 27/05/2010

Representation from : Fiona Semple, 30 Callaghan Wynd, Blantyre, G72 9RP,
DATED 27/05/2010

Representation from : Mrs Carol MacLean, 44 Broompark Road, High Blantyre,
G72 9XA, DATED 01/06/2010

Representation from : Mr James Seaton, 16 Broompark Road, High Blantyre,
DATED 01/06/2010

Representation from : Mr James MacLean, 44 Broompark Road, High Blantyre,
G72 9XA, DATED 01/06/2010

Representation from : Mrs J Rae, 5 Broompark Road, High Blantyre,
DATED 01/06/2010

Representation from : Mr Charles Anderson, 23 Broompark Road, High Blantyre,
DATED 01/06/2010

Representation from : Mary Barr, 32 Broompark Road, High Blantyre, G72 9XA,
DATED 01/06/2010

Representation from : C Anderson, 23 Broompark Road, High Blantyre,
DATED 01/06/2010

Representation from : Donald Barr, 32 Broompark Road, High Blantyre, G72 9XA,
DATED 01/06/2010

Representation from : H Anderson, 23 Broompark Road, High Blantyre,
DATED 01/06/2010

Representation from : Russell Craig, 53 Broompark Road, High Blantyre,
G72 0DP, DATED 19/05/2010

Representation from : Carol King, 15 Broompark Avenue, Blantyre, G72 0DS,
DATED 01/06/2010

Representation from : Joseph King, 15 Broompark Avenue, Blantyre, G72 0DS,
DATED 01/06/2010

Representation from : G D Humer, 11 Annanhill Place, Kilwinning,
DATED 01/06/2010

Representation from : Findlay Laird, 7 Gainburn Place, Condorrat, Cumbernauld,
G67 4QB, DATED 01/06/2010

Representation from : Stephen Jones, 13 Broompark Avenue, Blantyre,

DATED 13/07/2010

- Representation from : James Brown, 180 Main Street, High Blantyre, G72 0ER,
DATED 27/05/2010
- Representation from : William Meldrum, 29 Broompark Road, Blantyre,
DATED 27/05/2010
- Representation from : Matthew Stirling, 10 Greenbank, High Blantyre,
DATED 27/05/2010
- Representation from : Mr Daniel McAnaw, 25 Greenhall Place, High Blantyre,
G72 9TA, DATED 27/05/2010
- Representation from : Joseph Russell, 28 Broompark Road, Blantyre, G72 0DR,
DATED 27/05/2010
- Representation from : Mary Rose Kelly, 8 Greenway Lane, Blantyre, G72 9SY,
DATED 27/05/2010
- Representation from : Jean Barrowman, 78 High Blantyre Road, Burnbank,
Hamilton, ML3 9HS, DATED 27/05/2010
- Representation from : Stephen McNulty, 10 Dundonald Street, Blantyre,
G72 9QP, DATED 27/05/2010
- Representation from : Kathleen Cooney, 49 Hardie Street, Blantyre, G72 0DB,
DATED 27/05/2010
- Representation from : Mrs C Hughes, Ambleside, Crookedshields Road, Nerston,
East Kilbride, DATED 27/05/2010
- Representation from : Alice McGuigan, 8 Braehead, High Blantyre, G72 0ES,
DATED 27/05/2010
- Representation from : Mrs Carol L Watt, 99 Glenfruin Road, Blantyre, G72 9RJ,
DATED 27/05/2010
- Representation from : Michael Flynn, 16 Orchard Drive, Blantyre, G72 9QY,
DATED 27/05/2010
- Representation from : Gareth W Turner, 41 Union Street, Hamilton, ML3 6PA,
DATED 27/05/2010
- Representation from : Mrs Mary McAnaw, 25 Greenhall Place, Blantyre, G72 9TA,
DATED 27/05/2010
- Representation from : Mrs Janette Brown, 180 Main Street, High Blantyre,
G72 0ER, DATED 27/05/2010
- Representation from : Mrs M Mathie, 5 Broompark Avenue, High Blantyre,
G72 0DS, DATED 27/05/2010
- Representation from : Stephen Cassidy, 3 Broompark Avenue, Blantyre, G72 0DS,
DATED 27/05/2010

Representation from : Margaret Cassidy, 3 Broompark Avenue, High Blantyre, G72 0DS, DATED 27/05/2010

Representation from : Eleanor Kelly, 30 Armour court, Blantyre, G72 9TS, DATED 27/05/2010

Representation from : Alan R Cuthbert, 19 Aspen Way, Hamilton, ML3 7NG, DATED 27/05/2010

Representation from : Jim Teven, 3 Larkfield Court, High Blantyre, G72 0DQ, DATED 27/05/2010

Representation from : M McKeown, 65 Broompark Road, Blantyre, DATED 27/05/2010

Representation from : Josephine Greenhorn, 45 Broompark Road, Blantyre, G72 0DP, DATED 28/05/2010

Representation from : Isabella Frostick, 36 Hazelwood Drive, Blantyre, G72 9PY, DATED 28/05/2010

Representation from : Craig Burns, 8 Dee Place, East Kilbride, DATED 18/06/2010

Representation from : Lesley Burns, 8 Dee Place, East Kilbride, DATED 18/06/2010

Representation from : Mr. F. O'Neill, 119 Broompark Road, High Blantyre G72 9SH, DATED

Representation from : Mrs Anne O'Neill, 119 Broompark Road, High Blantyre G72 9SH, DATED

Representation from : Miss Louise O'Neill, 119 Broompark Road, High Blantyre G72 9SH, DATED

Representation from : Miss Caroline O'Neill, 119 Broompark Road, High Blantyre G72 9SH, DATED

Representation from : Miss Jennifer O'Neill, 119 Broompark Road, High Blantyre G72 9SH, DATED

Representation from : Mr Russell Craig, 53 Broompark Road, High Blantyre, G72 0DP, DATED 09/08/2010

Representation from : Mr Russell Craig, 53 Broompark Road, High Blantyre, G72 0DP, DATED 12/05/2010

Representation from : Helen Kirkland, 13 Melrose Street, Hamilton, DATED 26/05/2010

Representation from : Fr. Matthew Despard, St John Ogilvie's R.C. Church, Broompark Road, High Blantyre, G72 9XD, DATED 26/05/2010

Representation from : James Archibald, 13 Melrose Street, Hamilton, ML3 0JS,
DATED 26/05/2010

Representation from : Mrs Anna Scholes, 59 Broompark Road, High Blantyre, G72
9XD, DATED 26/05/2010

Representation from : Isobel Kelly, 6 Lint Butts, Blantyre, G72, DATED 27/05/2010

Representation from : Paige Kelly, 30 Armour Court, Blantyre, G72 9TS,
DATED 27/05/2010

Representation from : Trevor Kelly, 30 Armour Court, high Blantyre, G72 9TS,
DATED 27/05/2010

Representation from : Paul Cassidy, 43 Iona Path, Blantyre, G72 9RW,
DATED 27/05/2010

Representation from : Mrs Alice Cassidy, 43 Iona Path, Blantyre, G72 9RW,
DATED 27/05/2010

Representation from : James Cassidy, 43 Iona Path, Blantyre, G72 9RW,
DATED 27/05/2010

Representation from : K. Duffy, 25 Afton Gardens, Blantyre, G72 9TW,
DATED 27/05/2010

Representation from : Anne M Ashton, 91 Linnhe Place, Blantyre, G72 9NE,
DATED 27/05/2010

Representation from : Thomas Campbell, 40 John Street, Blantyre, G72 0JF,
DATED 27/05/2010

Representation from : Mark Ashton, 91 Linnhe Place, Blantyre, G72 9NE,
DATED 27/05/2010

Representation from : Michael Colligan, 49 Dalwhinnie Avenue, Blantyre,
G72 9NQ, DATED 27/05/2010

Representation from : Anne Colligan, 49 Dalwhinnie Avenue, Blantyre, G72 9NQ,
DATED 27/05/2010

Representation from : Elizabeth McKeown, 18 Meadow Avenue, High Blantyre,
G72, DATED 27/05/2010

Representation from : Mrs H. McKeown, 65 Broompark Road, Blantyre, G72 9XE,
DATED 27/05/2010

Representation from : Joan Harvie, 33 Harkins Avenue, Blantyre, G72 0RQ,
DATED 27/05/2010

Representation from : E. Colligan, 3 Stonefield Place, Blantyre, G72 9TH,
DATED 27/05/2010

Representation from : Andrena Reid, 7 Mossbank Road, Wishaw, ML2 8NB,
DATED 27/05/2010

Representation from : Mr G Paterson and Mrs C Paterson, 26 Broompark road,
High Blantyre, G72 0DR, DATED 27/05/2010

Representation from : S. Reid, 7 Mossbank Road, Wishaw, ML2 8NB,
DATED 27/05/2010

Representation from : Thomas Gilmour, 18 Broompark Road, High Blantyre,
G72 0DR, DATED 27/05/2010

Representation from : Margaret Gilmour, 18 Broompark Road, High Blantyre,
G72 0DR, DATED 27/05/2010

Representation from : Mr McAllister, 46 Broompark Road, Blantyre, G72 9XA,
DATED 27/05/2010

Representation from : Mrs E. McAllister, 46 Broompark Road, Blantyre, G72 9XA,
DATED 27/05/2010

Representation from : L. McKenna, c/o Law, 52 Broompark Road, High Blantyre,
G72 9XA, DATED 27/05/2010

Representation from : Elizabeth Duddy, 36 Broompark Road, Blantyre, G72,
DATED 27/05/2010

Representation from : Jackie McGaulley, 43 Broompark Road, Blantyre, G72 0DP,
DATED 27/05/2010

Representation from : Owner/Occupier, 10 Hope Crescent, Larkhall, ML9 2EL,
DATED 27/05/2010

Representation from : G. Nelson, 16 Springfield Crescent, Blantyre, G72 9TE,
DATED 27/05/2010

Representation from : Elspeth Davidson, 73 Stewarton Drive, Cambuslang,
DATED 27/05/2010

Representation from : Mr Stephen Colquhoun, 7 Flour Mill Wynd, Moodiesburn, G69
0LA, DATED 27/05/2010

Representation from : Jean Robertson, 18 Capel Grove, East Kilbride, G74 3DE,
DATED 27/05/2010

Representation from : Robert Landen, 21 Green Bank Road, Cumbernauld,
G68 9BY, DATED 27/05/2010

Representation from : Betty Creechan, 25 Fairhill Place, Hamilton, ML3,
DATED 27/05/2010

Representation from : Steven Fraser, 9 Le Froy Gardens, Westwood, East Kilbride,
DATED 27/05/2010

Representation from : Elizabeth Quinn, 212 Silvertonhill Avenue, Hamilton, ML3,
DATED 27/05/2010

- Representation from : Shirley Greenan, 36 Clarkwell Road, Hillhouse, Hamilton, ML3, DATED 27/05/2010
- Representation from : Linda Beaton, 17 Dalbeattie Drive, Blantyre, G72 0WJ, DATED 27/05/2010
- Representation from : Francesca Skelton, 136 Dalcraig Crescent, Blantyre, G72, DATED 27/05/2010
- Representation from : Rose Lee, 49 Broompark Road, High Blantyre, G72 0DP, DATED 28/05/2010
- Representation from : Emma Conway, 15 Springfield Crescent, Blantyre, G72 9TE, DATED 09/06/2010
- Representation from : Matthew Despard, St John Ogilvie Church, Broompark Road, High Blantyre, G72 6XD, DATED 09/06/2010
- Representation from : Catherine Conway, 15 Springfield Crescent, Blantyre, G72 9TE, DATED 09/06/2010
- Representation from : Thomas Conway, 15 Springfield Crescent, High Blantyre, G72 9TE, DATED 09/06/2010

Contact for Further Information

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

James Watters, Planning Officer, Brandon Gate, Hamilton
Ext 3522 (Tel: 01698 453522)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:

001 – Existing Block Plan
100 – Existing Site Plan
200 – Proposed Block Plan
210 – Block A Proposed Ground Floor Plan
211 – Block A proposed First Floor Plan
212 – Block A Proposed Attic Plan
213 – Block a Proposed Roof Plan
215 – Block A proposed Front & Rear Elevations
216 – Block A proposed Gable Elevations & Section
220 – Block B Proposed Ground & Upper Plans
225 – Block B Proposed Elevations & Section
- 2 That before any work commences on the site a scheme of landscaping 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 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.
- 4 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 2 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 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 before any of the flats situated on the site upon which a fence 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 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 9 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No flat unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 10 Prior to development commencing on site, a scheme of dust monitoring shall be submitted to and approved 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.
- 11 That before the development hereby approved is 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.
- 12 That before the development hereby approved is completed or brought into use; all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 13 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 60 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 14 The surface of parking areas/private road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 15 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 16 That the required drainage scheme shall be completed in accordance with the approved details prior to the occupation of any house hereby approved.
- 17 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland' shall be submitted to and approved in writing by the Council as Planning and Roads Authority.
- 18 That no flat 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.

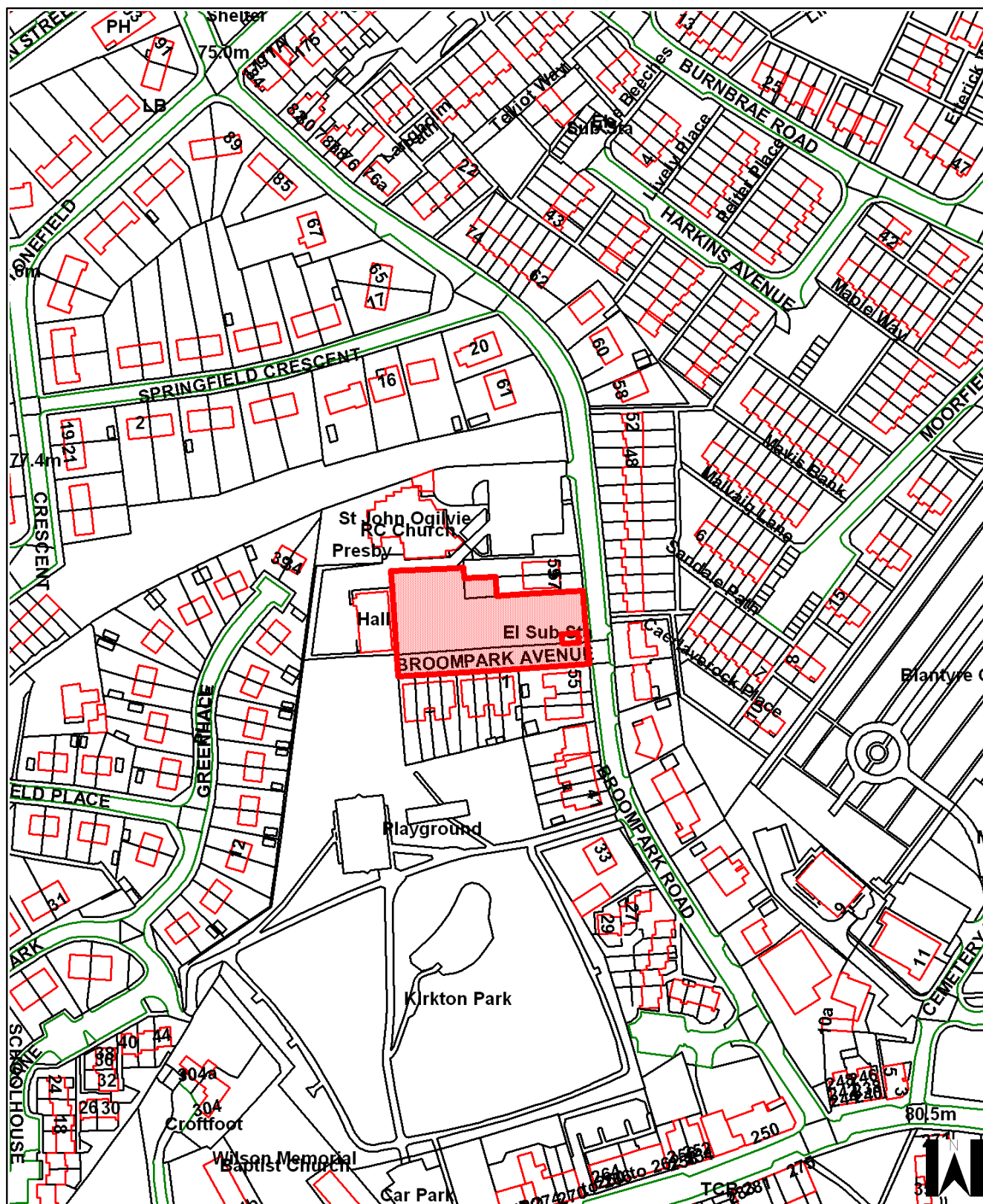
- 19 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 20 That prior to works commencing on site a Development Phasing Plan shall be submitted to, and agreed in writing by the Council as Planning Authority. The Plan should address the following matters:
 - a) location of site facilities (cabins/toilets/staff parking etc)
 - b) site security - fence location and security arrangements
 - c) material storage facilities
 - d) proposed access during construction.
 - e) proposals for maintaining access to exiting residential properties within Broompark Avenue, and immediate neighbouring properties, during construction period.
 - f) on-site management arrangements/contact for any ongoing issues.
- 21 That prior to works commencing on site a scheme for the provision of a pedestrian barrier along the Broompark Road frontage shall be submitted to and agreed, in writing by the Council as Roads and Planning Authority. Any scheme approved shall be fully implemented, to the satisfaction of the Council, prior to the occupation of any residential flat hereby approved.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 In order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 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.
- 10 To minimise the risk of nuisance from dust to nearby occupants.
- 11 In the interest of public safety.
- 12 To prevent deleterious material being carried into the highway.
- 13 In the interest of road safety.
- 14 In the interest of public safety.
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the provision of a satisfactory land drainage system.
- 17 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

- 18 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.
- 19 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.
- 20 These details have not been provided or approved.
- 21 In the interest of public and road safety.

For information only



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