

Report

Report to:	Planning Committee
Date of Meeting:	1 May 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/17/0388
Planning Proposal:	Residential Development Comprising 14 dwellinghouses (mix of 2 Bed Cottage Flats and 2 and 3 Bed Semi Detached dwellinghouses)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Morven 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 conditions attached)

2.2 Other Actions/Notes

- (1) Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Development management, placemaking and design supplementary guidance (2015)

Policy 4 - Development Management and Place Making

Policy 6 - General Urban Area/Settlements

Policy 14 – Green network and greenspace

Policy 16 – Travel and Transport

- ◆ Representation(s):
- ◆ 1 Objection Letter
- ◆ 0 Support Letters

◆ 0 Comments Letters

◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

SportScotland

Education Resources

Environmental Services

SLC Community Services

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of ground adjacent to the David Livingstone Memorial Primary School, Morven Avenue, Blantyre. The site was formerly part of the school grounds, however, became surplus following the redevelopment of the school. The site itself extends to approximately 0.8 hectares and was partly occupied by a football pitch, however, this has not been in use for a number of years and is now completely overgrown. The site is bounded by residential properties with the redeveloped David Livingstone Memorial Primary School to the north.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of 14 dwelling houses together with associated amenity open space and car parking provision. The proposed 14 dwellings (4 cottage flats and 10 semi-detached properties) will be available for social rent to tenants currently on the Council's housing waiting list. All dwellings will be 2 storeys in height. The proposed external finishes comprise brick and render for the walls, white uPVC windows and grey roof tiles.
- 2.2 The proposed layout has an access road from Morven Avenue through the centre of the site with housing on one side only and a large area of amenity open space on the other. The dwellings would overlook the proposed area of amenity open space. A further area of open space is located within the site, to the rear of the proposed dwellings.

3 Background

3.1 Local Plan Policy

- 3.1.1 The determining issues in the consideration of this application are its compliance with the South Lanarkshire Local Development Plan (Adopted 2015) and in particular Policy 4 Development Management and Place Making, Policy 6 - General Urban Area/Settlements, Policy 14 - Green network and greenspace and Policy 16 Travel and Transport. An assessment of the proposal against the above policies is contained in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development, Scottish Planning Policy (SPP) requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also 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.

3.3 Planning Background

- 3.3.1 Detailed planning permission (HM/10/0303) was granted for the erection of a replacement school within the grounds of the adjacent David Livingstone Memorial Primary School together with the installation of CCTV cameras and associated landscaping, car parking and MUGA pitch on 7 September 2010.

4 Consultation(s)

- 4.1 **Environmental Services** – raised no objection to the proposal subject to the imposition of conditions or informatives relating to the control of noise and remediation works

Response: - Noted. Should consent be issued, conditions regarding remediation and contamination would be attached to any consent. Informatives advising the applicant

of acceptable hours for audible construction activities at the site and matters relating to demolition, pest control and smoke control should also be attached to any consent granted.

- 4.2 **Roads Development Management** – have no objection to the proposal subject to the imposition of standard conditions relating to visibility splays, wheel washing facilities and the submission of a traffic management plan. In addition, they have commented that a flush delineation kerb should be provided across the carriageway at the entrance to the courtyard parking area and that the 2 metre wide grass service strip on the east side of the short cul-de-sac should continue around the hammerhead and should extend southwards to meet Morven Avenue footway.

Response: - Noted. Appropriate conditions would be attached to any approval to address the matters raised.

- 4.3 **Roads and Transportation Services (Flood Risk Management)** – have no objection to the application subject to the provision of a sustainable urban drainage system (SUDS) within the site designed and independently checked in accordance with the Council's current SUDS Design Criteria Guidance Note.

Response: - Noted. Any consent granted would incorporate an appropriately worded condition to address the matters raised.

- 4.4 **Community Services** – raised no objections and stated that the proposal is considered to be acceptable on the assumption the Council's Residential Design Guide is used throughout the application process.

Response: - The above comments are noted.

- 4.5 **Scottish Water** – have no objection to this proposal however the applicant should contact them directly in respect of sewage and water connections.

Response: - Noted. The applicant has been advised of these details.

- 4.6 **SportScotland** – raised no objections to the proposal.

Response: - Noted. The blaes pitch was overgrown and had not been used for a number of years and therefore the proposal does not result in the loss of a pitch. There is suitable existing provision elsewhere and the proposal does include large areas of open space which will be managed and therefore accessible to the wider community.

- 4.7 **Education Resources** – Have no objection to the proposal.

Response: - Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out in respect of this proposal following which one letter of representation was received. The points raised are summarised as follows:

- a) **The layout will have an impact on the living environment of surrounding neighbours due to the extra noise and disturbances from the building works.**

Response: The temporary noise levels experienced during construction works should be in accordance with relevant regulations and that the applicant can be advised of these requirements by use of a suitably worded informative should consent be issued in this regard.

- b) **The extra noise and disturbance when these houses are occupied due to the open outlook and quietness of the area at present will have a big**

impact on the adjacent living environment and also the local wildlife that inhabits the area at present will be lost due to this development.

Response: It is considered that the levels of noise resulting from this residential development will be no different from the levels currently experienced in the surrounding areas and that there are no issues in this regard. As regards any local wildlife which could be affected by this development there is a significant area of open space remaining which will be available for use. In addition, it is unlikely that a former blaes pitch would provide a substantial habitat for wildlife.

- c) **There will be a loss of light and overshadowing and also a loss of privacy. Currently the nearest house is approximately 300 odd metres away so these new homes would have a large impact on this.**

Response: It is considered that the proposed dwellings will be set back at a sufficient distance from the surrounding properties and that no overshadowing or loss of privacy issues will be raised in this regard as a result of this development.

- d) **I do not believe the drainage can deal can deal with this development as during heavy rain there is flooding to the bottom of Craigton Place/ Devondale Avenue. There are also flooding issues in Morven Avenue/ Roselee Place.**

Response: The Council's Flood Risk Management Section have been consulted in respect of this proposal and have raised no issues subject to the provision of a sustainable urban drainage system (SUDS) within the site. It is considered that this matter can be addressed by use of a suitably worded condition.

- e) **The amount of traffic on this road at certain times of the day is very busy and hard to get parked on so adding more houses would only add to the issue and make it worse. This is also a bus route and buses already experience issues getting around this area and could put children at risk.**

Response: Roads and Transportation have been consulted in respect of this development and have raised no issues in this regard. The bus route and the school already exist and the development will only add a small amount of traffic into the area.

- f) **The development will result in the loss of another large greenspace in the centre of the community which has been well used over the years for the kids playing all sorts of games. I personally think it should be turned into a community space with swing park, football/ sports courts and outdoor gym.**

Response: The area is currently not used and is overgrown. A MUGA pitch has been provided within the grounds of the adjacent school which not only meets the school sports requirements but also provides a resource for the local community outwith school hours. In addition, it is noted that a large area of open space will remain which will form the setting for the development and will enhance the amenity of the surrounding area in general.

- 5.2 This letter is available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of 14 dwellings together with associated amenity open space and car parking areas. The determining

issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties.

- 6.2 In terms of national planning policy, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also 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. In this instance, the application involves the use of a derelict area of ground, formerly a blaes pitch but which is now overgrown. As the site has not been used as a pitch for a considerable time it is considered that its development would have a positive impact on the built environment. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.3 Policy 4- Development Management and Place Making requires new development to have due regards to the layout, form, design and local context of the area. It is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in the Council's Residential Design Guide particularly in relation to window to window distances, garden depths and car parking. It is considered that the development is of an acceptable design incorporating a suitably high standard of finish materials and will improve the visual amenity of the area in general.
- 6.4 Policy 6 - General Urban Area/Settlements, seeks to protect and enhance the amenity of these areas. In this case the proposal will bring back into use a redundant area of ground which is currently unmaintained and overgrown. This proposal will bring this area back into productive use which will improve the amenity of the area in general. It is therefore considered that no issues are raised in respect of this policy.
- 6.5 With regards to Policy 14 - Green Network and Greenspace, any proposals should safeguard the local green network. In this regard it is considered that the loss of part of this area of ground will not have an adverse impact on the local green network given that a significant area of open space will remain. This area will then form the landscape setting for the development. That being the case, the overall quality of the local green network will be improved and therefore it is considered that no issues are raised in respect of this policy.
- 6.6 Policy 16 - Travel and Transport seeks to ensure that development considers, and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, the site is accessible by public transport and the development would be well integrated into existing walking and cycling networks. Furthermore, Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues. It is, therefore, considered that the proposal complies with Policy 16.
- 6.7 In summary, it is considered that the application conforms with both national and local plan policy. I would, therefore raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal will have no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 4, 6, 14 and 16 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Development Management, Place Making and Design Supplementary Guidance relating to 'Design.'

Michael McGlynn
Executive Director (Community and Enterprise Resources)

11 April 2018

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Residential Design Guide (2011)
- ▶ Neighbour notification letter dated 16.08.2017
- ▶ Quantitative Environmental Risk Assessment Report

- ▶ Consultations
 - Roads Development Management Team 09/10/2017
 - Environmental Services 23/08/2017
 - Scottish Water 31/08/2017
 - Community - play provision/community contributions 26/09/2017
 - Roads & Transportation Services (Flood Risk Management Section) 13/09/2017
 - SportScotland 28/03/2018
 - Education Resources 27/02/2018

- ▶ Representations
 - Representation from : Mr James Rennie , 23 Morven Avenue
Blantyre Glasgow
G72 9EH , DATED 04/09/2017

Contact for Further Information

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

Mary McGonigle, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5103 (Tel: 01698 455103)
E-mail: mary.mcgonigle@southlanarkshire.gov.uk

CONDITIONS

- 1 That before the dwellinghouses hereby approved are completed or brought into use, the new vehicular access onto Morven Avenue shall be constructed with a 6 metre radius kerb and a 5.5 metre wide carriageway and 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.

Reason: In the interest of public safety.

- 2 That before the dwellinghouses hereby approved are completed or brought into use, a visibility splay of 2.5 metres by 43 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.

Reason: In the interest of road safety.

- 3 The surface of the private courtyard, driveways, parking area and bays shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

Reason: In the interest of public safety.

- 4 That prior to the completion of the development a flush delineation kerb line shall be provided across the carriageway at the entrance of the courtyard parking area in order to indicate the extent of the adoptable road to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interest of road safety.

- 5 That appropriate wheel washing facilities shall be put in place at the entrance/exit to the site, in order to ensure that mud and debris is not deposited onto the public road to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

- 6 That a Traffic Management Plan detailing the agreed route and timings for construction traffic shall be submitted for the prior approval of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

- 7 That prior to the start of the development details relating to the construction access to the site must be submitted for the prior written approval of the Council as Roads and Planning Authority and must include details relating to wheel washing facilities and also the hardstanding and construction staff parking facilities for the site.

Reason: In the interests of traffic and public safety.

- 8 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: These details have not been submitted or approved.

- 9 That before any of the dwellinghouses 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 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control.

- 10 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., including, where appropriate, the planting of fruit/apple trees; (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.

Reason: In the interests of the visual amenity of the area.

- 11 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.

Reason: In the interests of amenity.

- 12 That before any of the dwellinghouses hereby approved are occupied, details for the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority and thereafter shall be maintained to the satisfaction of the Council.

Reason: In the interests of amenity and in order to retain effective planning control.

- 13 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.

- 14 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.

Reason: To ensure the provision of a satisfactory sewerage system.

- 15 That the remediation of the site shall be carried out in accordance with the approved remediation plan contained within the Quantitative Environmental Risk Assessment submitted in support of this application prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

Reason: To mitigate against ground instability on site for the lifetime of the development.

- 16 That upon completion of the remediation works in relation to Condition 15 above, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

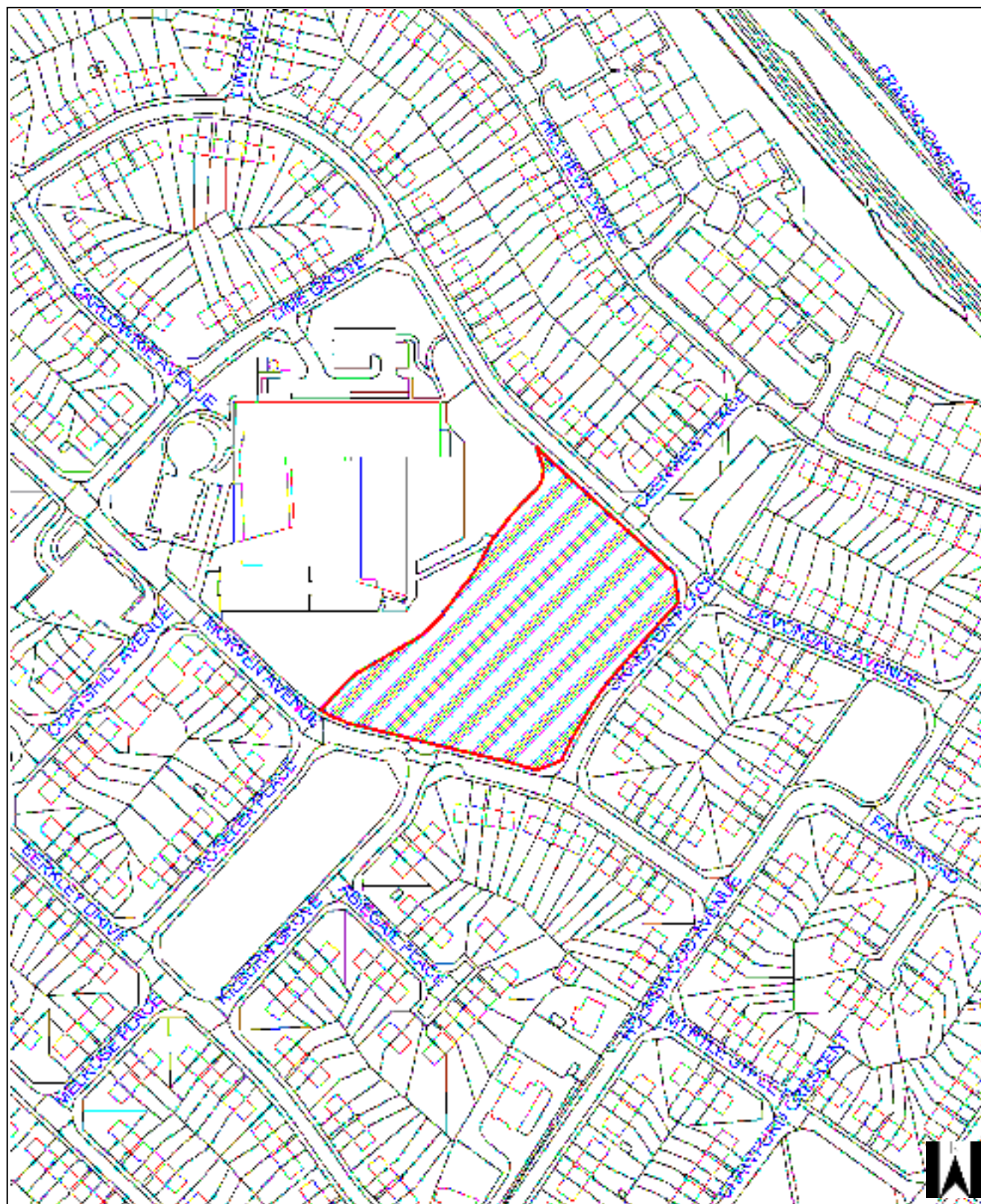
Reason: To mitigate against ground instability on site for the lifetime of the development.

- 17 That any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

- 18 That no construction vehicles associated with the development hereby approved shall access the site between the hours of 08.00 to 09.15 and 14.45 to 15.30. Furthermore, no construction vehicles shall be parked up waiting for the access to open or for any other reason on the public road network.

Reason: In the interest of public safety.



For information only

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