

Report

Report to:	Planning Committee
Date of Meeting:	30 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	HM/05/0453
Planning Proposal:	Erection of Flatted Residential Development (18 units) and Commercial Unit

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley Housing Association Ltd
- Location : Site adjacent to library on Burnbank Centre Burnbank
Extends to bound Ann Street
(previously bingo hall at 70 Burnbank Centre)

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed permission – Subject to conditions (based on the conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Anderson Bell Christie Architects
- ◆ Council Area/Ward: 35 Burnbank/Blantyre
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Hamilton Local Centre Improvements (as identified by Policy ED10).

- ◆ Representation
 - ▶ 0 Objection Letters

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Scottish Water

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

Power Systems

Scotland Gas Network

Regeneration Services

Planning Application Report

1 Application Site

The application site is located to the north of Burnbank Centre and relates to an area of vacant ground, formerly occupied by a bingo hall. The Burgh Halls and Burnbank Library Buildings occupy the north west boundary of the site. Residential properties occupy the northern boundary (Holyrood Street) with commercial operations forming the remaining boundaries.

- 1.2 The former bingo hall and a salvation army hall fronting Ann Street were demolished approximately three years ago.
- 1.3 The application site is located within the North Hamilton/Blantyre Social Inclusion Partnership area.

2 Proposal(s)

- 2.1 The application proposes the provision of 18 flatted residential dwellings, common courtyard, parking and access and a commercial unit. The development will comprise two, two storey (with attic accommodation) blocks with pend accesses. The first block will front Ann Street and will provide three, one bedroom and one two bed flats. The second block which is L-shaped is positioned centrally within the site. The block will accommodate 14 flats (1x3 bed; 7x 2 bed and 5x1 bed). The commercial unit also located within this block will have a frontage onto the Burnbank Centre.
- 2.2 Vehicular access to the site will be solely from Ann Street. Eighteen car parking spaces will be provided within the site in addition to amenity space and bin store areas.
- 2.3 Externally the buildings will be finished in reconstituted stone blockwork, off white render, facing brick, timber boarding and slate effect tiles.
- 2.4 The applicants have confirmed that all properties within the proposed development will be for rent and would be let through the Clyde Valley Housing Associations allocation and waiting list.

3 Background

3.1 Local Plan Status

- 3.1.1 The site is located within an area identified as Hamilton Local Centre Improvements (as identified by Policy ED10). Within these areas the Council will support proposals which enhance the service function and improve the physical environment of these centres.
- 3.1.2 As previously stated, the site is located within the North Hamilton/Blantyre Social Inclusion Partnership area.

3.2 Structure Plan Status

- 3.2.1 The Glasgow and Clyde Valley Joint Structure Plan 2000 supports all communities, in particular the Priority Areas, which includes the North Hamilton/Blantyre SIP through its shared targets for Promoting Social Inclusion.

3.3 Relevant Government Advice

- 3.3.1 Scottish Executive policy on the Planning System (Scottish Planning Policy 1) promotes that strong, vibrant and healthy communities are an essential part of the vision for a socially just Scotland. The involvement of council planning departments in urban regeneration strategies and community development is essential. Particular benefits include co-ordinating actions and spending programmes of partner organisations. The Councils involvement in North Hamilton/Blantyre Social Inclusion Partnership is consistent with this policy guidance.

3.4 Planning History

- 3.4.1 It is advised that planning permission was granted, in outline, for the erection of a mixed use development comprising retail, offices and residential flats at this location in September 2004. (Application No: HM/04/0347)

4 **Consultation(s)**

- 4.1 **Roads and Transportation Services** – whilst expressing initial concerns over the proposal they are now satisfied that as the proposal entails rented accommodation for a Housing Association, the level of car parking proposed is satisfactory.

Response: Noted

- 4.2 **Environmental Services** – have offered no objection subject to conditions relative to noise control and confirmation of the proposal to both SEPA and Scottish Water.

Response: Noted. It is advised that issues relative to noise control are matters which would be dealt with through Environmental Legislation and are not within the remit of Planning Services. It is confirmed that both SEPA and Scottish Water were consulted on the proposals.

- 4.3 **Regeneration Services** have no objection to the proposal given the positive impact the development will have upon the derelict site.

Response: Noted

- 4.4 **Scottish Environmental Protection Agency** – have no objection to the proposal subject to the provision of adequate sewerage facilities and the site drainage being in accordance with principles of Sustainable Urban Drainage Systems Manual for Scotland

Response: Noted. These requirements can be conditioned as part of any approval.

- 4.5 **Power Systems** – have offered no objection to the proposals.

Response: Noted

- 4.6 **Scotland Gas Network Ltd.** – have offered no objection to the proposals

Response: Noted

- 4.7 **Scotland Water** – have not yet responded to the consultation request.

Response: Noted

5 **Representation(s)**

- 5.1. Statutory Neighbour Notification was undertaken in respect of the proposal. No letters of representations were received.

6 Assessment and Conclusions

- 6.1 The application seeks the redevelopment of a currently vacant site within Burnbank Local Centre. The proposed development entails a mix of uses including residential and commercial facilities. The main considerations in determining this application is whether the proposal complies with the approved planning policies and relevant guidance applicable to the site compliance with the Council's Residential Development Guide and any infrastructure issues.
- 6.2 In terms of local plan policy, Policy ED10 – Hamilton Local Centre Improvement applies. Within such areas the Council will support proposals which enhance the service function and improve the physical environment of these centers. The redevelopment of this vacant site is therefore consistent with this policy. It is also noted that the principle of a mixed use development within the site was established through the issue of consent for the previous outline application in 2004.
- 6.3 The application site is also located within the North Hamilton/Blantyre Social Inclusion Partnership area. The Glasgow and Clyde Valley Joint Structure Plan 2000 supports all communities, in particular the Priority Areas which includes the North Hamilton /Blantyre SIP. The involvement of council departments in urban regeneration strategies is essential to the Scottish Executive Policy, as detailed with Scottish Planning Policy 1 – The Planning System, which promotes strong vibrant and healthy communities. The Council's involvement in the SIP is consistent with this Policy guidance.
- 6.4 With regards to the criteria set out within South Lannarkshire Councils Residential Development Guide, I am satisfied that the proposal satisfies its requirements. In terms of its design orientation and materials used the proposal raises no planning issues. The development is of a modern design which will compliment the existing improvement works recently carried out within Burnbank Centre.
- 6.5 In terms of infrastructure the statutory consultees have raised no objection to the proposal. Whilst the Divisional Roads Engineer raised initial concerns over the level of parking proposed he has accepted an assessment of the proposal on the basis of reduced parking calculations for Housing Association.
- 6.6 On the basis of the above I recommend that planning permission is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

16 August 2005

Previous References
None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Scotland Gas Networks 12/07/05
 - Power Systems 07/07/05
 - Environmental Services 12/07/05
 - Roads and Transportation Services (Hamilton Area) 04/08/05
 - Regeneration Services 05/07/05
 - SEPA (West Region) 15/07/05
- ▶ Representations
 - None

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 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 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.
- 3 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.
- 4 That the open space relating to the development shall be laid out simultaneously with the development or each phase thereof, and shall be completed to the satisfaction of the Council as Planning Authority.
- 5 That proposals for the maintenance of all areas of open space within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 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 the development hereby approved is brought into use, all of the parking spaces shown in BLUE on the approved plans shall be laid out and constructed to the satisfaction of the the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 8 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 9 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 10 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 In order to retain effective planning control
- 9 To ensure the provision of a satisfactory sewerage system
- 10 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for off-site flooding.

For information only

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