

Report

| | |
|------------------|--|
| Report to: | Cambuslang/Rutherglen Area Committee |
| Date of Meeting: | 25 September 2007 |
| Report by: | Executive Director (Enterprise Resources) |

| | |
|--------------------|---|
| Application No | CR/07/0228 |
| Planning Proposal: | Erection of 14 Flats and Associated Parking and Landscaping |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Gerry McKernan
- Location : 84 Hamilton 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

Area Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Coogan & Co Architects Ltd
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002
Policy RES9 – 'Residential Land Use'

Finalised South Lanarkshire Local Plan (After Modification) 2007
Policy RES6 – 'Residential Land Use Policy'

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Cambuslang Community Council

Environmental Services

Roads and Transportation Services (North Division)

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

Scottish Water

Planning Application Report

1 Application Site

The application site consists of a former 'Texaco' petrol filling station on Hamilton Road, Cambuslang. The site is now partly grassed over and covers an area of 1700 sqm (0.17ha). The site is flat and is directly opposite residential dwellings to the south, west and east and the Glasgow to Lanark railway line to the north. The site sits on the A724 Rutherglen – Hamilton Road, approximately 500m west of Cambuslang Town Centre.

2 Proposal(s)

- 2.1 The applicant proposes the erection of 14 flats over 3 storeys. The footprint of the block will cover an area of 412sqm with 14 two bedroom apartments. An existing access will be utilised off Hamilton Road and a parking area for 28 cars will be formed to the rear and side of the site. Approximately 300 sqm of amenity space will be provided. It is proposed that the building will be finished in red facing brick and concrete tiles and will have a hipped roof, incorporating 'eyebrow' dormer windows. A traditional wall with railing will run along the front boundary.

3 Background

3.1 Local Plan Status

The site falls within an area covered by the Residential Land Use policy (RES9) in the adopted Cambuslang/Rutherglen Local Plan (2002). The policy states that any proposals which do not have a detrimental impact on the residential character or amenity of such a location will be supported.

- 3.2 Policy RES6 in the Finalised South Lanarkshire Local Plan (After Modification) is also a material consideration. It has the same aims and objective as Policy RES9 of the adopted plan.

- 3.3 South Lanarkshire Council Residential Development Guide (Revision No.1 October 2001) emphasises the need for developments to reflect the scale and character of surrounding areas and respect urban form. It also indicates that centrally located infill sites accessible by walking, cycling and public transport may be developed at higher densities. Also, amenity space should be provided to create a setting for the development.

3.4 Relevant Government Advice/Policy

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

- 3.5 SPP17 – 'Transport for Planning' advises reducing travel demand and reliance on the private car by developing the highest density proposals and sites which are highly accessible by walking, cycling and public transport.

3.6 Planning Background

None.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – No objections subject to conditions relating to parking, access, visibility and drainage.

Response: Noted. These conditions have been attached. The applicant has submitted drawings showing this can be achieved.

4.2 **Environmental Services** - No response to date.

Response:

4.3 **Scottish Water** – No objections. Sufficient capacity in both water supply and sewers.

Response: Noted.

4.4 **Cambuslang Community Council** – No objections.

Response: Noted.

4.5 **Roads and Transportation Services H.Q. (Flooding)** – Advise that conditions relating to SUDs drainage and a Drainage Impact Assessment be attached.

Response: Noted. These conditions have been attached.

5 **Representation(s)**

None.

6 **Assessment and Conclusions**

6.1 The determining issue in this instance is the proposal's compliance with adopted and proposed local plan policy. The site is currently vacant brownfield land having previously been occupied by a petrol filling station. It is within a residential land use area, however, and, in principle, the construction of flats is therefore compliant with both the Cambuslang/Rutherglen Local Plan and the Finalised South Lanarkshire Local Plan (After Modification).

6.2 With regard to the details of the development, the proposed design is in keeping with the scale and character of the development in this locality, while the use of eyebrow dormers on the roof, a vertical emphasis on the fenestration and a traditional wall and railings provide attractive eye-catching features that can add to the visual interest of the building. The applicant, has however, proposed the use of red facing brick which is not an acceptable type of material on this type of main thoroughfare. It is therefore a condition of the planning consent that the applicant submits details of a more suitable facing material such as stone, reconstituted stone or render.

6.3 The site can provide parking and access arrangements that are satisfactory to Roads and Transportation Services. Furthermore, cycle parking facilities will be provided, encouraging the use of more sustainable forms of transport. There are several similar developments which have recently been constructed/approved in the locality of the site and taken together these developments will be complimentary whilst providing an attractive entrance into Cambuslang from the east.

6.4 As regards the Residential Development Guide, the proposal meets with its aims relating to window to window distances and privacy. Whilst the proposal falls short of providing 30sqm of amenity ground per unit, this is offset by the benefits of having a derelict site on a main thoroughfare redeveloped; and, having regard to the site's location on a main road through the area and it therefore being accessible by walking, cycling and public transport, the resulting increase in density is appropriate. This is a major aim of the Residential Development Guide, SPP3 and SPP17.

6.5 As a result of the above, approval is recommended.

7 Reasons for Decision

- 7.1 The proposal complies with Policy RES9 of the Cambuslang/Rutherglen Local Plan, Policy RES6 of the South Lanarkshire Local Plan and the South Lanarkshire Council Residential Development Guide.

Iain Urquhart
Executive Director (Enterprise Resources)

11 September 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour Notification Certificate dated 7 July 2007
- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ Finalised South Lanarkshire Local Plan (After Modification) 2007
- ▶ Consultations
 - Cambuslang Community Council 25/07/2007
 - Roads and Transportation Services (North Division) 18/07/2007
 - Roads and Transportation Services H.Q. (Flooding) 30/07/2007
 - Scottish Water 08/08/2007

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 G73 1DQ
Ext 5138 (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 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 and that no consent is hereby approved for the use of red facing brick on any part of the development.
- 4 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.
- 5 That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 6 That before the development hereby approved is completed or brought into use, the existing western vehicular access marked purple on the approved plans shall be closed off and all vehicular access to the development site hereby permitted shall be via the existing vehicular access as shown on the approved plans..
- 7 That before the development hereby approved is completed or brought into use, 28 no. parking spaces (2.5m x 5m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 8 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 120 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.
- 9 The surface of the proposed access and parking areas shall be so trapped and finished in hard standing as to prevent any surface water or deleterious material from running onto or entering the highway.
- 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 and with the Council's Sustainable Drainage Design Criteria and requirements.
- 11 That prior to the commencement of work on site, a Drainage Impact Assessment shall be submitted to and approved in writing by the Council as Planning Authority in consultation with the Council as Roads and Transportation Authority.

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 These details have not been submitted or approved.
- 5 In the interest of public safety
- 6 In the interest of public safety
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 In the interest of road safety
- 9 In the interest of public safety
- 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 on-site and off-site flooding.
- 11 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

For information only

For information only

