	<h1>Report</h1>	<b>Agenda Item</b>  <h2>9</h2>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>26 April 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/04/0450
Planning Proposal:	Residential Development (Outline)

## 1 Summary Application Information

- Application Type : Outline Planning Application
- Applicant : George Wimpey (West Scotland) Ltd
- Location : The Lairs  
Blackwood

## 2 Recommendation(s)

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

- (1) GRANT OUTLINE PLANNING PERMISSION – (SUBJECT TO CONDITIONS – BASED ON CONDITIONS LISTED)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Council Area/Ward: 04 Blackwood
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)  
Policy STRAT3 Long-term Development Sites  
Policy RES1 Residential Areas
- ◆ Representation(s):
  - 60 Objection Letters
- ◆ Consultation(s):

West of Scotland Archaeology Service

Education Resources

Environmental Services

Leisure Services

Roads and Transportation Services

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

Scottish Natural Heritage

Scottish Water

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

# **Planning Application Report**

## **1 Application Site**

- 1.1** The application site is located within the settlement of Blackwood at its northern most point. The site extends to 12.8 hectares in size and consists of agricultural land. The site is bounded to the north by a disused railway line which sits slightly higher than the surrounding countryside; the embankments of the railway line have naturally regenerated with trees and shrubs. The site is bounded to the east by an area of open ground and by existing residential dwellinghouses on The Lairs and The Beeches. Existing residential properties also bound the site to the south and south-west. The western edge of the site is bounded by the old Carlisle Road and a woodland area. The M74 motorway and Carlisle Road can also be found on the western side of the site. A burn runs through the site from south-east to north-east and the site slopes downwards in this direction. There are stretches of existing trees and hedgerows within the site and the ground cover consists of grassland and areas of marshy grassland.

## **2 Proposal**

- 2.1** The applicant seeks outline planning consent for residential development of the site with access being taken via the current cul-de-sac at The Lairs and from the old Carlisle Road. The access from the old Carlisle Road would necessitate the removal of the residential property at 51 Carlisle Road, which falls within the application site.
- 2.2** The applicant indicates the site would be developed in four phases with areas for recreational/play areas, footpath links, Sustainable Urban Drainage System (SUDS) water feature and a proposed bund. The application is accompanied by an ecological scoping study, transportation assessment, noise impact assessment, contaminated land report and a housing land supply and demand assessment.
- 2.3** A detailed application for Phase I of the development is the subject of a separate report on this agenda.

## **3 Background**

### **3.1 Development Plan Status**

The adopted Lower Clydesdale Local Plan identifies the site as lying within the settlement of Blackwood where Policy STRAT3 applies. A small section of the site is also covered by Policy RES1 of the adopted plan.

### **3.2 Relevant Government Advice/Policy**

The Scottish Executive looks to planning authorities to maintain the effectiveness of existing greenbelts, safeguard the character and amenity of the countryside and protect the setting of towns. SPP3: Planning for Housing advocates that most housing requirements, therefore, should be met within or adjacent to existing settlements, making efficient use of existing infrastructure and public services, helping to conserve natural heritage and protecting rural amenity.

### **3.3 Planning History**

No previous relevant planning applications exist.

## 4 Consultation(s)

### 4.1 **Education Resources** – offer no objection.

**Response:** Noted.

### 4.2 **Environmental Services** – advise that construction needs to comply with current standards on noise and working hours. A noise impact assessment and investigation into potential of contamination also required.

**Response:** Environmental Services have separate legislative powers for controlling construction noise and working hours. They have confirmed that the noise impact assessment submitted by the applicant is satisfactory. The majority of the information contained in the contaminated land report is satisfactory, however the report excluded an area of ground which the engineers were unable to get access to. The survey of this additional area of ground has been carried out, and has been passed to Environmental Services for comment. A condition can be attached to any consent granted to ensure that no work commences on site until the submitted information currently under consideration by Environmental Services is cleared.

### 4.3 **Leisure Services** – offer no objections and provide advice on suitable boundary treatment, landscaping, open space and recreational provision.

**Response:** These issues can be conditioned.

### 4.4 **Roads and Transportation Services** – offer no objections subject to the following:

- the final road layout for the whole development shall be to the satisfaction of the Council as Roads Authority and shall be designed so that, when the development has been completed, the most attractive route to the proposed first phase of the development is via Carlisle Road rather than via Heathfield Road and The Lairs.
- provision of a mini-roundabout on Carlisle Road, at the junction adjacent to 61 and 63 Carlisle Road.
- provision of traffic calming measures at suitable points along Carlisle Road and in The Lairs
- provision of a haul road from Carlisle Road to The Lairs to allow site construction traffic to access the initial phases without using Heathfield Road and The Lairs. Also, the imposition of a condition which prohibits construction traffic from using Heathfield Road and The Lairs to access the site.
- minor improvements to the Canderside junction to improve its capacity.

**Response:** Noted. These issues can be conditioned.

### 4.5 **Scottish Water** – object to the application as the cost of providing infrastructure to serve the development is outwith Scottish Water's "reasonable cost" obligations. They advise that they would remove their objection if the applicant either bears the cost of the increase in capacity of Scottish Water's existing infrastructure to accommodate their development and/or, promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system.

**Response:** The applicant has been advised of Scottish Water's comments. In order to resolve the objection, discussions are ongoing between the applicant's engineers and Scottish Water. In particular, the applicant has commissioned a drainage impact assessment to investigate the required work involved in upgrading

the facilities. It would be my intention to attach a suspensive condition to any consent granted in relation to this issue.

- 4.6 **SEPA** – recommend the application be delayed until the applicant and Scottish Water can confirm if the constraint issues currently affecting the sewerage infrastructure can be resolved. They also ask that surface water should be treated in accordance with the principles of sustainable urban drainage (SUDS).

**Response** – The issue of connection to the public sewer network is covered above. A condition requiring the provision of SUDS can be attached to the consent if granted.

- 4.7 **SEPA (Flooding)** – advise they have no record of flooding or flood risk pertaining to this site. They further comment that the Cander Water is approximately 350 metres to the west and a tributary flows in open channel both within the site and along its western boundary, it may therefore be at risk of flooding during high flows in the tributary or Cander Water. They therefore recommend that further investigation of the potential flood risk to the site is carried out.

**Response:** The applicant has submitted the necessary flood risk assessment.

- 4.8 **SNH** – confirm there are no statutory designated sites for nature conservation within the application site, however advise that there is some natural heritage interest within the application site. They confirm that they object to the proposed development unless it is made subject to certain conditions relating to the requirement of a habitat survey of the burn, badger survey and a water vole survey.

**Response** – These surveys can be conditioned.

- 4.9 **West of Scotland Archaeology Service (WOSAS)** – advise that there are no recorded sites within the proposed development, however they state that as the site is situated on previously undeveloped land the potential for unrecorded sub-surface archaeological deposits remains. They recommend that a prior archaeological evaluation of the proposed development site is carried out before the planning authority determines any application for the site.

**Response** – The applicant has submitted this information and it has been forwarded to WOSAS for their consideration. A condition can be attached to any consent granted to ensure that no work commences on site until the submitted information currently under consideration by WOSAS is accepted.

## **5 Representation(s)**

- 5.1 The application was advertised under Article 12(5) – Non Notification of Neighbours procedure as the applicant could not determine the ownership of all adjoining land. It was also advertised as Development Potentially Contrary to the Development Plan. Following this publicity and neighbour notification 60 letters of objection were received. The grounds of objection are summarised as follows:

- a) **Concern over the proposed use of The Lairs, the old Carlisle Road and other roads within the adjacent estate being used to gain access to the development in relation to increase in traffic volume, traffic congestion, associated noise, pollution, reduction in amenity of the surrounding area.**

**Response:** The Council's Roads Service has offered no objection to the proposal subject to various conditions listed under 4.4 above. I am satisfied that the access proposals are acceptable and will not have a significant adverse impact on residential amenity.

- b) The roads within Blackwood are in a very poor condition and could not support the developer's lorries carrying building materials.**

**Response:** Noted. Conditions can be attached to any consent granted in relation to provision of a Haul Road for construction vehicles, prohibiting construction vehicles from using Heathfield Drive and The Lairs to access the site.

- c) The planning application indicates that access to the new development via Carlisle Road will not take place until after all 3 phases of the housing development have been completed. This means that all vehicles requiring access to the new development will, for several years, use The Lairs. Concern that the future phases will never take place and the access from Carlisle Road never developed thus leaving The Lairs as the only access route.**

**Response:** This limited use of The Lairs is inevitable in the short term but will exclude all construction traffic. The final road layout for the whole development shall be designed in such a way that the most attractive route to the proposed first phase of the development is via Carlisle Road rather than via Heathfield Road and The Lairs.

- d) The vehicular access road should be situated via the Draffan Road or the old slip motorway road.**

**Response:** These are not suitable alternative accesses.

- e) Concern over traffic and pedestrian safety outside the Primary School.**

**Response:** Traffic calming proposals in the vicinity of the school can be conditioned.

- f) Request that a meeting between the residents, the local Councillor and the Council's Roads Service is set up to discuss potential road traffic problems associated with using The Lairs as an access route to the development.**

**Response:** It is not normal practice for the planning department to meet with objector's on planning applications. Full discussion has taken place with the Roads Service regarding all access issues.

- g) Local schools cannot support an intake of additional children from the proposed development.**

**Response:** The Council's Education Service was consulted on this proposal and has no objection.

- h) The play areas/recreational facilities should be situated within the centre of the development, within a safe area.**

**Response:** Noted and agreed.

- i) We do not want another play ground or park in this area, the other one in the village is a meeting place for teenagers and this would not be any benefit to our community.**

**Response:** The proposal requires to be assessed against the Council's Residential Development Guide which states that the planning system has an important role to play in ensuring that adequate facilities are available for organised sport, informal recreation and for the provision of public open space.

Due to the size of the proposed development I consider that it will generate demand for additional sport and recreational facilities and the Council must ensure that additional facilities are provided. Therefore, if Committee agree to grant consent for this proposal, the provision of recreation facilities will be conditioned.

- j) A number of the dwellinghouses adjacent to the site have a sewage outlet from the septic tanks running through the application site.**

**Response:** The applicant's legal department has confirmed that they are investigating the issues regarding the septic tanks draining onto the site from the adjoining properties.

- k) The development will have a detrimental impact on the value of my property.**

**Response:** This is not a material planning consideration.

- l) There is a tree preservation order on the trees at Carlisle Road, any widening of the road would have an impact on the trees.**

**Response:** This is a planning application in outline only. The impact, if any, on the trees will be assessed under the reserved matters application(s).

- m) Kingarth Lane should not be turned into a public road to aid further access to the development.**

**Response:** Noted. There are no proposals to turn Kingarth Lane into a public road.

- n) If the application is granted the developer should install street lighting on Kingarth Lane and improve the surface.**

**Response:** I consider a condition of this nature to be too onerous a requirement on the applicant.

- o) During construction of the development, the amenity of the adjoining properties will be detrimentally affected.**

**Response:** Environmental Services have legislative powers to control construction noise.

- p) Existing facilities for teenagers in the area are inadequate**

**Response:** If Committee agree to grant consent for this proposal, the provision of recreation facilities will be conditioned. In terms of other amenities, I am satisfied that there are adequate amenities in Blackwood and the surrounding area to support the proposed housing development.

- q) The developers do not own the land they propose to use. The land adjacent to The Lairs is in fact owned by the residents of the Barratt estate and cannot therefore be used by Wimpey to construct an access route.**

**Response:** The applicant has provided me with a copy of a title plan which demonstrates that the site which the objector is concerned about falls under the control of the applicant.

- r) The development will have an impact on the natural environment given that the proposed area provides a natural habitat for many plants and wildlife.**

**Response:** See 4.8 above

- s) **There is insufficient policing, shops and medical facilities for the area.**

**Response:** I am satisfied that there are adequate amenities in Blackwood and the surrounding area to support the proposed housing development.

- t) **Concerns over detrimental effect on the privacy of the adjoining dwellings in relation to the new dwellinghouses.**

**Response:** Any detailed layout of the site would be required to comply with the Council's guidelines on new residential development, including guidance on minimum window to window distances between existing and proposed properties and overshadowing/privacy issues.

- u) **The sewerage infrastructure is insufficient to support the new development.**

**Response:** See 4.5 above.

- v) **The local residents have not been adequately informed of the construction that is being proposed and the details of types, numbers of houses and where the accesses would be.**

**Response:** I am satisfied that statutory neighbour notification procedures have been adhered to. The application was also advertised in the local press. In terms of the details of the development, this application is in outline only, no details have been submitted as yet. If the application is approved reserved matters application(s) will be submitted with full details which the public can comment on.

- w) **The existing boundary fence at the rear of the existing dwellinghouses should not be used as the new boundary fence for the new development, a substantial fence should be erected by the developer.**

**Response:** This issue can be covered by conditions.

- x) **In view of the fact that the soil in the field where the proposed development will take place is understood to be mainly sand, it is a possibility that the existing plans may need to be changed when the development starts, if this is the case will neighbours be notified of any change?**

**Response:** Any material change to the proposal would be subject to an amended application being submitted along with the statutory neighbour notification. This issue will be addressed through assessment of the reserved matters applications.

These letters have been copied and are available for inspection in the usual manner. Twenty-one letters have been received from some of the objectors advising they wish to attend the Committee meeting. Two of the individuals request a hearing. This request has been carefully considered, however the request does not meet the Council's criteria for hearings.

## **6 Assessment and Conclusions**

- 6.1 I consider the determining issues in this instance to be the proposal's compliance with the policies of the adopted local plan and traffic impact.



- 6.2** The application site is covered by Policy STRAT3 – Long Term Development Site of the adopted Lower Clydesdale Local Plan. This policy states that where there is a strategic requirement or a proven local need, the Council will be prepared to consider bringing forward the site for development during the plan period. It should also be noted that a small section of the site is covered by Policy RES1 – Residential Areas of the adopted local plan. This policy states the priority will be to protect residential amenity and proposals for new development will generally be acceptable when this would not adversely affect the local character or amenity.
- 6.3** An assessment analysing housing land supply and demand issues within the context of national, regional and local planning and housing policies was submitted by the applicant in order to reach conclusions on the need to release the site for housing development. The assessment states that the wider Edinburgh housing market is extending into the Clydesdale area, resulting in significant house price rises. Increasingly, therefore, local people wishing to enter the housing market or move from a former Council property into a new house are unable to do so. This impact is particularly marked in communities such as Blackwood and Lesmahagow. The applicant advises that partly as a result of this, it is also now apparent that there is a geographical imbalance between the location of housing sites allocated in the Local Plan and the demand in particular communities. The applicant suggests that the timescale anticipated by the Local Plan for the Long Term Development Sites may be too conservative and it is considered that this site should be brought forward, whilst taking account of the particular housing requirements of local people. The developer intends therefore to provide a mix of housing types on the site to meet the full range of housing needs through the various phases of the development. It is also considered that development of the Lairs site will relieve pressure on the Council to release alternative, less suitable sites for housing. I am satisfied that the assessment does demonstrate a proven local need and as such I accept that this site should be brought forward as a housing development site.
- 6.4** The application site is situated in an area which naturally rounds-off the settlement of Blackwood. Primarily, this is due to the existence of the former railway embankment which encloses the site to the north and north-east from the rural area beyond. The existence of the former railway line to the north, the belt of trees which are protected by a Tree Preservation Order and subsequently the Motorway to the west, and the existing residential dwellings to the south and south-east together form a defensible boundary to this part of Blackwood. Taking this into account along with the fact that the site is situated immediately adjacent to an established residential area, I consider the site will integrate well into the general area.
- 6.5** The Council's Roads Service has no objections to the proposal in terms of traffic safety subject to significant improvements to the local access network together with the provision of a construction haul road. After carefully considering all relevant issues, I am of the view that the proposal is consistent with local plan policy.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**18 April 2005**

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Scottish Natural Heritage	04/08/04
Scottish Water	15/07/04
S.E.P.A. (West Region)	30/07/04
West of Scotland Archaeology Service	30/07/04
Environmental Services	27/07/04
Roads & Transportation Services	07/09/04 &16/12/04
Education Resources	09/07/04
S.E.P.A. (West Region) (Flooding)	22/09/04
Leisure Services	16/09/04

- ▶ Representations

Representation from :	James Troup, 23 The Lairs, Blackwood, ML11 9YW, DATED 16/07/04
Representation from :	Mr & Mrs Simpson, 27 The Lairs, Blackwood, ML11 9YW, DATED 16/07/04
Representation from :	John Graham, 3 Kingarth Lane, Blackwood, ML11 9RL, DATED 19/07/04
Representation from :	Robina Martin Hanney Little, 42 Southfield Road, Blackwood, ML11 9SA, DATED 20/07/04
Representation from :	Heather Clark, 27 Sycamore Gardens, Blackwood, ML11 9SX, DATED 20/07/04
Representation from :	William A Newlands, 47 Sycamore Gardens, Blackwood, ML11 9SX, DATED 20/07/04
Representation from :	Tom and Margaret Banigan, 29 Sycamore Gardens, Blackwood, ML11 9SX, DATED 20/07/04
Representation from :	Karola Copeland, 19 The Beeches, Blackwood, Lanark, ML11 9YR, DATED 21/07/04
Representation from :	J & S Simpson, 2 The Lairs, Blackwood, ML11 9YW, DATED 21/07/04

Representation from : Mrs L Bryce, 12 the Lairs, Blackwood, Lanarkshire, ML11 9YW, DATED 22/07/04

Representation from : June M Fearn, 3 The Lairs, Blackwood, ML11 9YW, DATED 22/07/04

Representation from : J K Samson, 34 Heathfield Drive, Blackwood, Lanarkshire, ML11 9SR, DATED 22/07/04

Representation from : Mrs Doreen Kirkwood, Tormiston House, Vere Road, Blackwood, DATED 02/08/04

Representation from : Mr & Mrs Drysdale, 26 Sycamore Gardens, Blackwood, ML11 9SX, DATED 02/08/04

Representation from : Mr & Mrs A Auld, 11 The Lairs, Blackwood, ML11, DATED 28/07/04

Representation from : John & Elisabeth Plenderleith, 53 Heathfield Drive, Blackwood, ML11 9SR, DATED 28/07/04

Representation from : Miss Sarah Neilson, 13 The Lairs, Blackwood, ML11 9YW, DATED 28/07/04

Representation from : Mr Joe Harland, 44 Southfield Road, Blackwood, ML11 9SA, DATED 28/07/04

Representation from : Linda J Smith, 8 Fleming Gardens, Blackwood, ML11 9RY, DATED 28/07/04

Representation from : David Grey & Stella Grey, 51 Sycamore Gardens, Blackwood, ML11 9SX, DATED 29/07/04

Representation from : Alison Ross, 2 Fraser Drive, Blackwood, ML11, DATED 29/07/04

Representation from : Mr G Muir, 1 Earn Drive, Blackwood, ML11 9SS, DATED 29/07/04

Representation from : Mrs M Poole, 3 Heathfield Drive, Blackwood, ML11 9SR, DATED 29/07/04

Representation from : George Hutton, 49 Heathfield Drive, Blackwood, ML11 9SR, DATED 30/07/04

Representation from : Mr & Mrs Murray, 63 Heathfield Drive, Blackwood, ML11 9SR, DATED 30/07/04

Representation from : Alan Battison, 60 Southfield Road, Blackwood, ML11 9SA, DATED 30/07/04

Representation from : Mr John Cameron, 35 The Lairs, Blackwood, ML11 9YW, DATED 30/07/04

Representation from : Douglas and Karen Smith, 19 The Lairs, Blackwood, ML11, DATED 05/08/04

Representation from : William Kerr, 1 Heathfield Drive, Blackwood, ML11, DATED 23/07/04

Representation from : Mr & Mrs Patrick, 1 Woodlea, Blackwood, ML11 9SY, DATED 23/07/04

Representation from : Alan M Lyttle, 23 Heathfield Drive, Blackwood, ML11 9SR, DATED 23/07/04

Representation from : Diane Litterick, 29 The Lairs, Blackwood, ML11 9YW, DATED 23/07/04

Representation from : Carole & Carson Simpson, 27 The Lairs, Blackwood, ML11, DATED 23/07/04

Representation from : Mrs Isobel Kennedy, 2 Morton Court, Blackwood, ML11 9YH, DATED 26/07/04

Representation from : Mrs Margaret Anderson, 55 Heathfield Drive, Blackwood, ML11 9SR, DATED 26/07/04

Representation from : Mr & Mrs K Crooks, 6 Heathfield Drive, Blackwood, ML11 9SR, DATED 26/07/04

Representation from : John Thomson, 1 The Lairs, Blackwood, ML11 9YW, DATED 26/07/04

Representation from : J Baker, 17 The Beeches, Blackwood, ML11 9YR, DATED 27/07/04

Representation from : Miss Alice McEwan, 17 Earn Drive, Blackwood, ML11 9SS, DATED 27/07/04

Representation from : Mr & Mrs B Shields, 6 The Lairs, Blackwood, ML11 9YW, DATED 27/07/04

Representation from : Mr & Mrs Paxton, 2 Heathfield Drive, Blackwood, ML11 9SR, DATED 27/07/04

Representation from : Anne Templeton, 5 Heathfield Drive, Blackwood, ML11 9SR, DATED 27/07/04

Representation from : Ella Brown, 17 Moffat Court, Blackwood, ML11 9YJ, DATED 27/07/04

Representation from : Elizabeth Craig, 37 Sycamore Gardens, Blackwood, ML11 9SX, DATED 27/07/04

Representation from : Stephen Reilly, 8 Heathfield Drive, Blackwood, ML11 9SR,  
DATED 27/07/04

Representation from : Alan Court, 4 Heathfield Drive, Blackwood, ML11 9SR,  
DATED 27/07/04

Representation from : Mr & Mrs Walters, 2 Woodlea, Blackwood, ML11 9SY,  
DATED 27/07/04

Representation from : Jean Young, 16 Heathfield Drive, Blackwood, ML11,  
DATED 03/08/04

Representation from : Alan Young, 20 Heathfield Drive, Blackwood, ML11 9SR,  
DATED 03/08/04

Representation from : Mr & Mrs James F Thomson, 8 The Lairs , Blackwood,  
ML11 9YW, DATED 16/08/04

Representation from : Ian and Carolyn Meikle, 53 Carlisle Road, Blackwood, ML11  
9RZ, DATED 10/07/04

Representation from : Wendy Murray, 53 Sycamore Gardens, Blackwood, ML11  
9SX, DATED 06/07/04

Representation from : Iain U Keith, 'Glenurquhart', 61 Carlisle Road, Blackwood,  
Kirkmuirhill, Lanark, ML11 9RZ, DATED 12/07/04

Representation from : Mrs M Murray, 55 Carlisle Road, Blackwood, Lanark, ML11  
9R2, DATED 08/07/04

Representation from : Sheena Lang and Ian C Lang, 63 Carlisle Road,  
Blackwood, Lanark, ML11 9RZ, DATED 10/07/04

Representation from : Ms Lang & Mr John Lang, 63 Carlisle Road, Blackwood,  
ML11 9RZ, DATED 23/07/04

Representation from : Gillian Elliot, 22 Moffat Court, Blackwood, ML11 9YJ,  
DATED 27/08/04

Representation from : Joyce Wedgeworth, 33 The Lairs, Blackwood, ML11 9YW,  
DATED 27/08/04

Representation from : Mr & Mrs W Semple, 9 The Beeches, Blackwood, ML11  
9YR, DATED 13/07/04

Representation from : Mr David Bell, 1 The Beeches, Blackwood, ML11 9YR,  
DATED 14/07/04

**Contact for Further Information**

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

Gail Rae, Planning Officer, South Vennel, Lanark  
X3205 (Tel :01555 673205 )  
E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That before any development starts a reserved matters application shall be submitted to and approved by the Council as Planning Authority and that this application shall take the form of a Master Plan (comprising a plan or series of plans at a minimum scale of 1:1250 and a written statement) in respect of the whole area which is the subject of this permission and the said master plan shall include the following:
  - (a) The overall layout of the site, including all roads, footpaths, development parcels, structural planting, open space and play areas;
  - (b) Proposals for all public utilities infrastructure required to serve the overall site and in particular the proposals for sewerage provision;
  - (c) A full topographical and site survey (including tree survey) which shall clearly highlight all existing physical and landscape features within the area and those to be retained;
  - (d) A full visual impact assessment of the proposals taking account of views from the surrounding area;
  - (e) Proposals for the adoption, maintenance and management of all areas of structural planting, landscaping, open space, play provision and woodland;
  - (f) A phased development and implementation programme in respect of road construction, public utilities infrastructure, structural planting and landscaping, open space/play provision and phasing of all proposed housing;
  - (g) Mineral investigation information
  - (h) A badger survey, habitat survey of the burn and its associated habitat and a water vole survey.
  - (i) Flood risk assessment
  - (j) Provision for pedestrian links to the adjoining countryside
  - (k) Written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme.
- 2 That before the expiration of three years from the date of this outline permission and before any development starts on any of the development parcels, written application and plans in accordance with the Master Plan shall be submitted to and approved by the Council as Planning Authority for each of the said development parcels in respect of the following reserved matters:
  - (a) a site layout plan showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), walls, fences, landscaping, open space and recreational provision;

(b) plans and elevations of each house and garage type showing their dimensions and type and colour of materials;  
(c) a landscaping plan showing the location, species and ground spread of existing and proposed trees, shrubs and hedges;  
(d) detailed cross-sections of existing and finished ground levels and finished floor levels, in relation to a fixed datum, preferably ordnance datum.

- 3 That the development hereby permitted shall be started either within five years of the date of this permission or within two years of the date on which the last of the reserved matters are approved, whichever is the later.
- 4 That the access proposals required under the terms of conditions 1 & 2 above shall include provision of a mini-roundabout on Carlisle Road, at the junction adjacent to 61 and 63 Carlisle Road. The mini-roundabout should generally be based on Drawing No B042539/I/TC/01 as supplied by JMP Consultants and that the mini-roundabout shall be completed and operational prior to the completion of the 66th dwellinghouse on the application site, all to the satisfaction of the Council as Roads and Planning Authority.
- 5 That the further application required under the terms of conditions 1 & 2 above shall include provision of traffic calming measures at suitable locations in The Lairs and that these measures shall be completed prior to work commencing on site, all to the satisfaction of the Council as Roads and Planning Authority.
- 6 That the further application required under the terms of conditions 1 & 2 above shall include provision of traffic calming measures at suitable locations along Carlisle Road from the point where the 30mph speed limit order begins to the start of the 'Twentys Plenty' zone adjacent to St Johns Primary School. The measures shall generally be based on Drawing No B042539/I/TC/01 as supplied by JMP Consultants and shall be completed and operational prior to the completion of the 66th dwellinghouse on the application site, all to the satisfaction of the Council as Planning Authority.
- 7 That the further application required under the terms of conditions 1 & 2 above shall include full details of the measures required on the A71 West and East approaches to Canderside Toll Junction to improve its capacity. These measures shall comprise of entry width improvements in the order of 1.1m and 1.2m respectively for each approach as contained in the Transportation Assessment. These improvements shall be completed within 6 months of commencement of work on site, all to the satisfaction of the Council as Planning Authority.
- 8 That the access proposals required under the terms of conditions 1 & 2 above shall be designed in such a way that when the overall development is completed, the most attractive route to the development site is via Carlisle Road rather than via Heathfield Drive and The Lairs, all to the satisfaction of the Council as Roads and Planning Authority.
- 9 That the access proposals required under the terms of conditions 1 & 2 above shall include provision of a haul road from Carlisle Road to the Lairs to allow site traffic to access the new housing site without using Heathfield Drive and The Lairs and that the haul road shall be completed and operational prior to work commencing on site, all to the satisfaction of the Council as Planning Authority.



- 10 All site vehicles and construction traffic shall use the haul road specified under condition 9 above, to enter and leave the site and no construction traffic shall enter the site via Heathfield Drive, The Lairs or other route.
- 11 That the further application required under the terms of conditions 1 & 2 above, shall include a detailed scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and shall be agreed with the Council as Planning Authority in consultation with SEPA.
- 12 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 13 That the further application required under conditions 1 & 2 above shall comply with the guidance in the Council's guidelines on new residential development.
- 14 That the further application required under the terms of conditions 1 & 2 above shall include a continuous linked wedge of landscaping and walkway provision through the site as shown in green on the approved plans, to the satisfaction of the Council as Planning Authority.
- 15 That the further application required under the terms of conditions 1 & 2 above shall include provision of 4,700 square metres of open space and play provision in the central area of the site to the satisfaction of the Council as Planning Authority.
- 16 That the open space and recreation provision required under the terms of conditions 1 & 2 above shall include provision of a modern games court (minimum size 17m x 30m) in the area stated in condition 15 above, and that the games court shall be completed prior to the completion of the 102nd dwellinghouse on the application site, all to the satisfaction of the Council as Planning Authority.
- 17 That no work shall commence on site until the Site Investigation Report, in consultation with Environmental Services has been approved in writing by the Council as Planning Authority.
- 18 That no work shall commence on site until the archaeological evaluation, in consultation with West of Scotland Archaeology Service, has been approved in writing by the Council as Planning Authority.

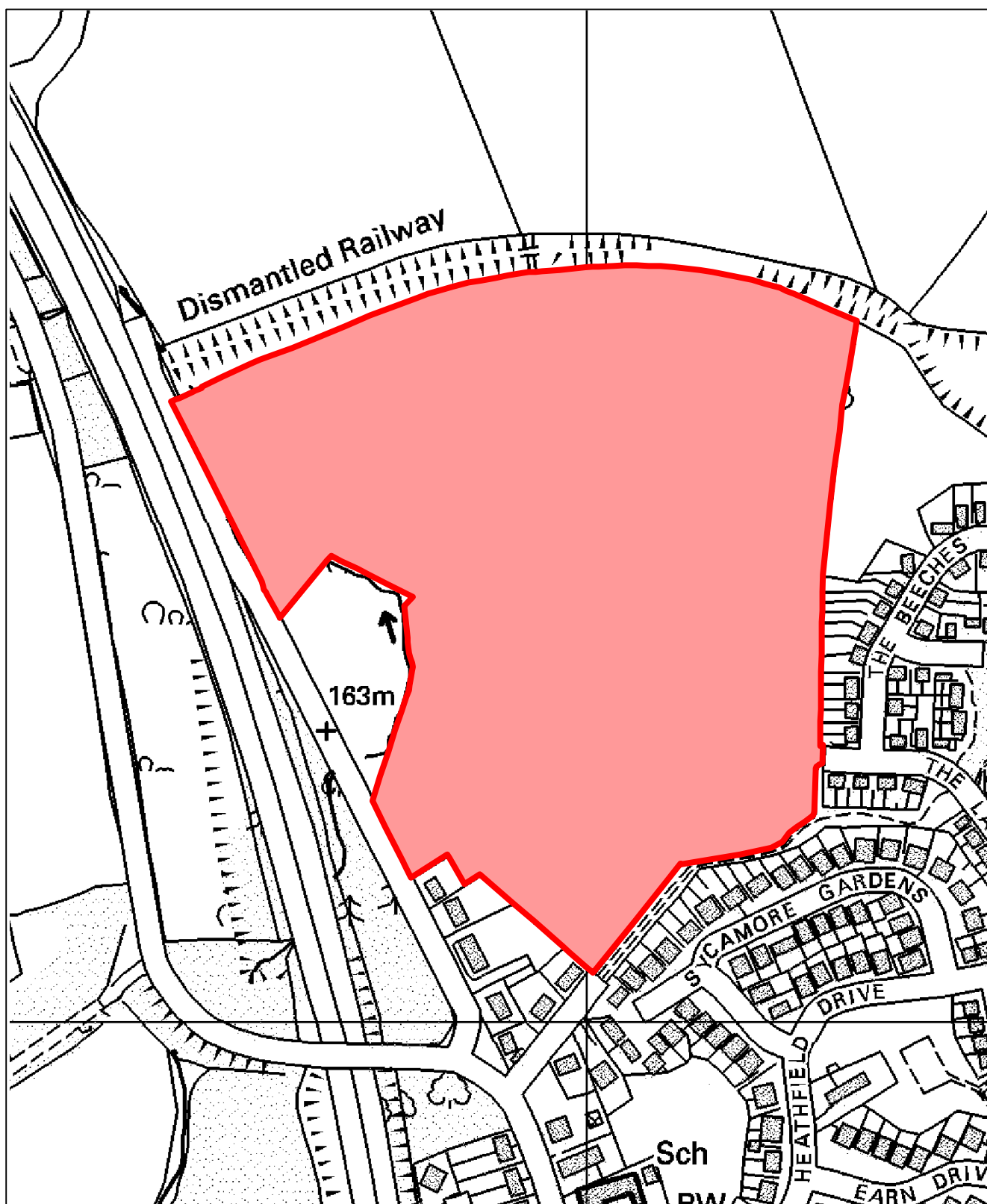
## **REASONS**

- 1 Consent is granted in outline only.
- 2 Consent is granted in outline only.
- 3 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 4 In the interests of public safety
- 5 In the interests of public safety
- 6 In the interests of public safety
- 7 In the interests of public safety
- 8 In the interests of public safety
- 9 In the interests of public safety
- 10 In the interests of public safety

- 11 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.
- 12 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 13 In the interests of amenity
- 14 In the interests of amenity
- 15 In the interests of amenity
- 16 In the interests of amenity
- 17 To ensure the site is free of contamination and suitable for development
- 18 In order to safeguard any archaeological items of interest or finds

For information only

For information only



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