

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 November 2017</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application No	HM/17/0447
Planning Proposal:	Erection of 20 Residential Dwellings with Associated Amenity Open Space and Car Parking

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council - Housing and Technical Resources
- Location : St Blane's 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) None

## 3 Other Information

- ◆ Applicant's Agent: Smith Scott Mullan Associates
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**  
Policy 4 - Development Management and Place Making  
Policy 6 - General Urban Area/Settlements  
Policy 16 - Travel and Transport  
Policy 17 - Water Environment and Flooding  
**Development Management, Place Making and Design Supplementary Guidance (2015)**

### **Residential Design Guide (2011)**

#### ◆ Representation(s):

- |   |   |                   |
|---|---|-------------------|
| ▶ | 0 | Objection Letters |
| ▶ | 0 | Support Letters   |

## ◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

Education Resources

Environmental Services

Community Services

Blantyre Community Council

Roads Development Management Team

Housing Services

Countryside and Greenspace

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application relates to an area of land located directly to the west of St Blane's Primary School on the northern side of Blantyre. The site is located within the former school grounds of St Blane's Primary School. The site is predominantly flat, it extends to approximately 0.8 hectares and consists of open grassland. The site is bounded on all sides by residential dwellings except to the east where it is bounded by the St Blane's Primary school building and school grounds.

## **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning permission for the erection of twenty dwellinghouses with associated amenity open space and car parking. The applicant is South Lanarkshire Council (Housing and Technical Resources) and the proposal will provide twenty dwellings which will be available for rent. The proposed dwellings would be a mixture of twelve semi-detached houses and eight cottage flats set within three semi detached blocks. All dwellings would be two storeys in height apart from the dwellings on Plots 1 and 2 which would be single storey. The proposed finish materials for the dwellings are a mixture of white render and brick walls, grey concrete roof tiles and white UPVC windows and doors.
- 2.2 The proposed layout incorporates a new road from Poplar Place to the north of the site which would form a continuous loop and would include traffic calming, passing areas, shared spaces and turning areas. The layout incorporates two main parcels of amenity open space within the northern and central areas of the site. All dwellings would face the central area of amenity space and a sustainable urban drainage scheme (SUDS) is proposed for the northern area. The front gardens of the dwellings would include low level metal fencing and structure planting and the rear gardens would be enclosed by a 1.8 metre timber fence.
- 2.3 A Design and Access Statement, Site Investigation Report and an Extended Phase 1 Habitat Survey were submitted as supporting information.

## **3 Background**

### **3.1 Local Plan Policy**

- 3.1.1 In terms of local plan policy, the application site is located within the general urban area in the adopted South Lanarkshire Local Development. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 6 - General Urban Area/Settlements, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. 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, 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 was granted for the erection of a new primary school within the existing St Blane's Primary School grounds on 19 June 2007. The current

application site relates to the surplus area of land that was made available following the construction of the new school building (HM/07/0241).

#### **4 Consultation(s)**

- 4.1 **Environmental Services** – have no objections to the application subject to conditions requiring the submission of a piling method statement, a contaminated land site investigation, with subsequent remediation of the site, and details for the storage and collection of refuse within the development. 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.

**Response:-** Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

- 4.2 **Roads Development Management**– have no objections to the application subject to conditions requiring the submission of a traffic management plan for the Council's approval and the provision of adequate visibility splays and surface water trapping within the site. Informatives should be attached to any consent granted advising the applicant of the need for a sufficient level of parking within the site boundary for all site staff/construction workers and site visitors, for the removal of the pedestrian footway link to the rear of the school during the construction period and to liaise with the Head Teacher of St Blane's Primary School regarding these matters.

**Response:-** Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

- 4.3 **Roads and Transportation Services (Flood Risk Management)** – have no objections 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 matter raised.

- 4.4 **Community Services** - If any open spaces/play areas were to be progressed as part of the development it should be noted that the Council's Grounds Services would not adopt any of the areas for future maintenance and as such consideration of a factoring arrangement or similar would be required. 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 **Blantyre Community Council** – no response to date.

**Response:-** Noted.

- 4.6 **Scottish Water** – have no objections to the application.

**Response:-** Noted.

- 4.7 **Education Resources** – have no objections to the application subject to the applicant agreeing to a financial contribution towards additional education accommodation requirements at Calderside Academy and St John Ogilvie High School and their feeder primary schools and nurseries, where appropriate.

**Response:-** The above comments are noted, however, as the proposal relates to the provision of new Council housing no financial contributions would be requested in this instance.

- 4.8 **Housing Services** – have no objections to the application.

**Response:-** Noted.

- 4.9 **Countryside and Greenspace** – have no objections to the application. An eradication plan prepared and implemented for the Japanese Knotweed located within the site is required. The ecological report mentions that the western boundary of the site was formed by a strip of dense scrub of varying widths and relatively high species-richness and that there was a short section of privet hedgerow in the south-east of the site and a longer stretch along the long northern boundary. Retaining these sections would help mitigate the works and contribute to the value of the site. There may be potential to extend existing hedgerow to help with screening between new and existing housing. Any mature trees outside the works area should be protected. The enhancement measures referred to in Section 4.9 of the submitted report would be encouraged.

**Response:-** Noted. Any consent granted would incorporate conditions requiring the submission of a landscaping scheme and an eradication plan for the Japanese Knotweed for the Council's further approval to address the above matters.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedures were undertaken and one letter of comment has been received in relation to the application from the Head Teacher of the adjacent St Blane's Primary School. The matters raised are summarised below:

**a) As Head Teacher at St Blane's Primary I have no objections to the application per se. However, due to the site's close proximity to the school consideration must be given to matters including the restriction of working hours, noise generation, piling and vibration, dust suppression and traffic management.**

**Response:** The letter submitted by the Head Teacher of St Blane's has been forwarded to the applicant, Environmental Services and Roads and Transportation Services to enable further discussion on the matters raised should planning consent be granted. A condition would be attached to any consent granted to ensure that no construction vehicles associated with the development access the site between the hours of 08.00 to 09.15 and 14.45 to 15.30. Conditions would also be attached requiring the submission of a traffic management plan, a piling method statement and dust suppression measures for the Council's further approval. In relation to noise, a condition would be attached restricting noise levels from construction works to an acceptable level during school opening hours and an informative would be attached advising the applicant of appropriate hours for audible construction activity at the site.

- 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 20 dwellinghouses with associated amenity open space and car parking. 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 and on the local road network.
- 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 site is located within the general urban area and the site would be easily accessible by public transport and well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal is in accordance with national planning policy.

- 6.3 In terms of local plan policy, the application site is located within the general urban area in the adopted South Lanarkshire Local Development Plan. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 6 - General Urban Area/Settlements, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.
- 6.4 With regard to the principle of the proposal, the application site is located within the general urban area and there are no environmental or access issues which would prevent the development of the site for residential use, therefore, the principle of the proposal is considered to be acceptable. As the application raises no policy issues it is considered that the proposal conforms with the terms of Policy 6.
- 6.5 In terms of the detailed design of the development, Policy 4 generally requires new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. It is considered that the proposed layout for the development is acceptable and that it meets the relevant standards set out in the Council's Residential Design Guide, particularly in terms of rear garden depths, car parking provision and the provision of amenity space. It is considered that the proposed development is of a high quality design incorporating a suitably high standard of materials and that it will be in keeping with the existing residential development in the surrounding area. The proposal is, therefore, considered to be in accordance with Policy 4.
- 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. Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues and that sufficient car parking is being provided for the development. On this basis, it is considered that the proposal complies with the terms of Policy 16.
- 6.7 The proposal has been assessed by the relevant consultees in terms of Policy 17. With regard to flooding and surface water drainage no adverse comments were raised by Roads and Transportation subject to the inclusion of a condition requiring the provision of a sustainable urban drainage system (SUDS) within the site. Scottish Water have also confirmed that they have no objections to the application and any consent granted would include a condition to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards. It is, therefore, considered that the proposal is in accordance with the terms of Policy 17.
- 6.8 In summary, the application to develop the site for housing is considered to be acceptable as the application conforms with local plan policy and the proposal raises no significant environmental or infrastructure issues. It is, therefore, considered that detailed planning permission should be granted subject to the conditions listed.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 4, 6, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design.'

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

7 November 2017

**Previous References**  
HM/07/0241

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development Management Place Making and Design Supplementary Guidance (2015)
- ▶ Neighbour notification letter dated 26.09.2017

- ▶ Consultations

Education Resources	02/11/2017
Environmental Services	01/11/2017
Community Services	26/10/2017
Countryside & Greenspace	24/10/2017
Scottish Water	04/10/2017
Roads & Transportation Services (Flood Risk Management Section)	05/10/2017
Roads Development Management (Hamilton Area)	13/10/2017

- ▶ Representations

Representation from : Pauline Brown, Head Teacher  
St Blane's Primary  
Fernslea Avenue  
Blantyre  
G72 9PT, DATED 19/10/2017

### **Contact for Further Information**

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

Jim Blake, Planning Officer, Montrose House, Hamilton  
Ext 3657, (Tel : 01698 453657 )  
E-mail: [jim.blake@southlanarkshire.gov.uk](mailto:jim.blake@southlanarkshire.gov.uk)  
Detailed Planning Application

## CONDITIONS

- 1 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.
- 2 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.
- 3 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 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 5 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; (g) an eradication plan for the Japanese Knotweed; and no work shall be undertaken on the site until approval has been given to these details.
- 6 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.
- 7 That no piling works shall be carried out until a method statement has been submitted to and approved in writing by the Council as Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992 'Evaluation of human exposure to vibration in buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
- 8 (a) The applicant shall undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in



accordance with the advice given in the following:

(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11)' - issued by DEFRA and the Environment Agency;

(iii) BS 10175:2001 - British Standards Institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

9 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan 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.

(b) On completion of the remediation works, 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.

(c) 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.

10 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.

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.

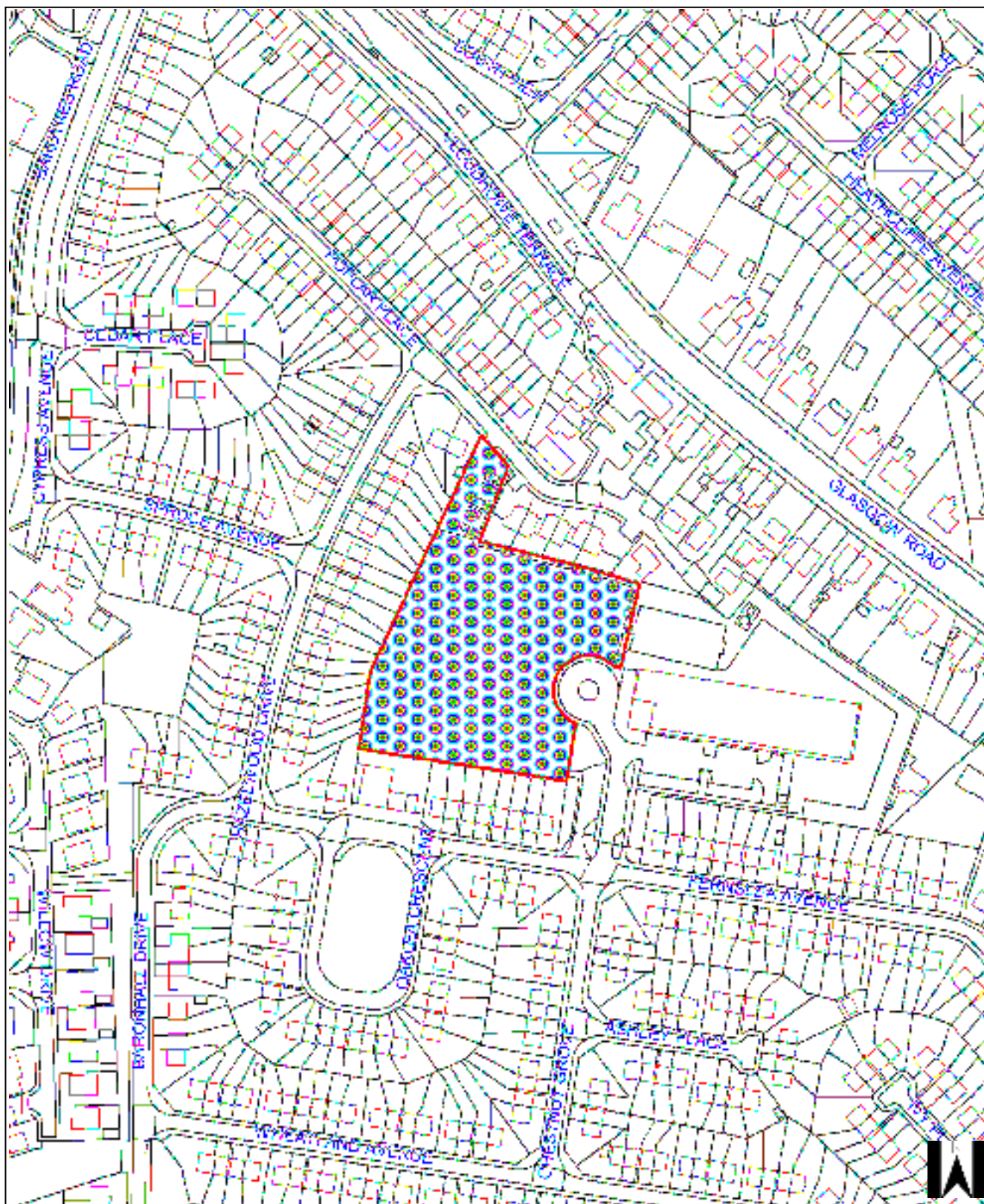
12 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

- 13 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 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.
- 14 That before the development hereby approved is completed or brought into use, the surface of all driveways and parking 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 to the satisfaction of the Council as Planning Authority.
- 15 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.
- 16 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.
- 17 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.
- 18 That before any development commences on site a Traffic Management Plan (TMP) shall be submitted to and approved by the Council as Planning Authority and thereafter shall be maintained to the satisfaction of the Council. The TMP shall include time restrictions for incoming and outgoing vehicular site traffic (08.00 hrs to 09.15 hrs and 14.45 hrs to 15.30 hrs).
- 19 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed 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.
- 20 Noise from construction works during school opening hours shall not exceed an  $L_{Aeq}$  of 35dB as measured within any classroom, as defined within the World Health Organisation document 'Guidelines for Community Noise'. Cognisance shall also be given to the Department for Education document 'Acoustic Design of Schools: Performance Standards Building Bulletin 93'. If noise ingress is found to be at disruptive levels, in terms of speech intelligibility within any classroom as a result of construction works, further noise restrictions may be applied.

## REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 These details have not been submitted or approved.
- 3.1 In order to retain effective planning control.
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 In the interests of the visual amenity of the area.
- 6.1 In the interests of amenity.
- 7.1 To safeguard the amenity of the area.
- 8.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 9.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 10.1 In the interests of amenity and in order to retain effective planning control.
- 11.1 In the interest of public safety.
- 12.1 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 13.1 In the interest of road safety.
- 14.1 To prevent deleterious material being carried into the highway.
- 15.1 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.
- 16.1 To ensure the provision of a satisfactory sewerage system.
- 17.1 In the interest of public safety.
- 18.1 In the interest of public safety.
- 19.1 To minimise the risk of nuisance from dust to nearby occupants.
- 20.1 To safeguard the amenity of the area.

For information only



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