

Report

3

Report to:	Planning Committee
Date of Meeting:	17 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0073
Planning Proposal:	Conversion of and extension to dwellinghouse to form four flats and erection of three mews cottages and seven detached dwellings (Amendment to EK/04/0270 and EK/04/0523)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : First Gen Ltd
- Location : Brookfield
7 Threestanes Road
Strathaven

2 Recommendation

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

- (1) Grant Detailed Planning Permission (Subject to Conditions – Based Upon The Attached Conditions)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

The application is contrary to the Development Plan and objections have been received. In accordance with Council procedures, a hearing may be required prior to determining the application.

3 Other Information

- ◆ Applicant's Agent: J. G. Gray Architects
- ◆ Council Area/Ward: 32 Avondale South
- ◆ Policy References: Policy DC1 and SLP6 – Development Control General, RES6 – New Housing Development, ENV6 – Protection of the Built and Natural Environment, ENV10 – Listed Buildings and ENV12 – Protection of Trees of the adopted East Kilbride and District Local Plan would apply. The plan identifies the site as lying within a residential area.

- ◆ Representations:
 - ▶ 25 Objection Letters

- ◆ Consultations:

Avondale Civic Society

Forestry Commission (Central Scotland Conservancy)

Historic Scotland

Leisure Services (Arboriculture)

Power Systems

Public Protection – Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

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

Scottish Civic Trust

Scottish Water

Scottish Wildlife Trust

Strathaven Community Council

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1 The application site relates to Brookfield, a two storey detached c(s) listed villa and grounds (1.04 hectares) located off Threestanes Road within the built up area of Strathaven. The house itself, which has previously been extended, is located at the northern end of the site. A disused single storey outbuilding lies to the west of the house with a parking/turning area to the front. Vehicle access to the site is from Threestanes Road and is shared with an adjacent property known as Brookfield Cottage.
- 1.2 Although flat in its centre, the site slopes up slightly towards its southern, western and northern boundaries, all of which are extensively wooded in addition to the central part of the site surrounding the access road and turning areas. A small burn runs approximately west to east through the southern half of the site.
- 1.3 The site is bounded to the north and east by a small modern residential estate at Cullinpark Grove, to the south is a Council owned recreational ground and to the south east is the John Hastie Museum and other residential properties. Kirkland Park Primary School and its grounds lie to the west of the site.

2 Proposals

- 2.1 This report refers to an application for Planning Permission for the conversion and extension of the existing house to form four flats and for the erection of three mews cottages to the rear of the house and seven detached dwellings within the grounds to the front.
- 2.2 In terms of the house itself, three flats will be created at ground floor level with another flat at first floor level. A small single storey extension measuring approximately 4.1 by 3.5 metres will be added to the corner of the existing property and a conservatory and two small attached outbuildings will be demolished. Access to the flats will be taken by utilising the existing doorway in addition to new doorways to the front and side of the house. The outbuilding to the side of the house will be demolished.
- 2.3 The three mews cottages will comprise the erection of a two storey row at right angles to the main house. A central pend will be created within the block providing access to the rear from the front although each of the gardens will be independently accessed from the cottages themselves. Proposed materials for these will be smooth white render to the walls and interlocking slate tiles to the roof. Fourteen parking spaces for the flats and the mews cottages would be provided in three separate areas to the front and rear of the building.
- 2.4 The remaining units would comprise the erection of seven detached dwellings, primarily facing into the centre of the site and backing onto the western and southern boundaries of the plot. Four housetypes are proposed and each dwelling will provide four bedrooms and accommodation over two levels with an attic floor above. Integral garages will be provided below two of the houses to take account of variations in site levels. Integral or detached garages will be provided on each of the remaining plots.
- 2.5 The existing access road will be reconstructed to Roads Authority standard and will be re-aligned slightly towards the central part of the site. In addition to the plans showing the proposed layout of the site and the design of the houses, the applicant

has provided a tree survey detailing those trees which will be retained, removed or subject to remedial work. Notwithstanding the survey, conditions will be attached requiring the trees to be retained as indicated or if any further works are required, for the Council's permission to be sought. A supporting planning statement has also been lodged by the applicant.

- 2.6 This report refers to the application for Planning Permission only. The application for Listed Building Consent which is also required for alterations to the house is discussed in a separate report to this committee.

3 Background

3.1 Local Plan Status

The application site is identified as lying within a residential area of Strathaven in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General, RES6 – New Housing Development, ENV6 – Protection of the Built and Natural Environment, ENV10 – Listed Buildings and ENV12 – Protection of Trees.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

Planning permission was granted by the East Kilbride Area Committee in October 1997 for the erection of the adjacent Brookfield Cottage. More recently, two applications were submitted by the same applicant for a similar development of the site. The first of these [EK/04/0270] was submitted in May of last year for the conversion of and extension to the dwellinghouse to form four flats and the erection of four mews cottages and seven detached dwellings which was later withdrawn. A second proposal [EK/04/0523] was lodged in September of last year for a similar development but including the erection of eight detached dwellings. This was again withdrawn following detailed discussions with the Council on the scheme and replaced with this superseded proposal.

4 Consultations

A number of consultations were carried out on both this application and the accompanying application for Listed Building Consent. These are summarised as follows.

- 4.1 **Avondale Civic Society** – have objected to the application on the grounds of a loss of trees, the creation of large areas of parking, the scale and massing of the proposed houses, the subdivision of the listed building, the over-development of the site and the utilisation of a sub-standard road access.

Response: I do not consider that the design of the proposed additional houses is inappropriate for the site given their position and the overall site density. Similarly, I have no concerns with regard to the amount of parking to be provided which I do not consider to be inappropriate within a Conservation Area. The Council's Roads and Transportation Services Department have been consulted on the application and have raised no concerns in terms of the sightlines when leaving the site.

- 4.2 **Forestry Commission (Central Scotland Conservancy)** – have noted that the trees within the application site are semi-natural in origin and that the applicant is proposing to remove a number of these.

Response: Noted. The Council's Arboricultural Officer has been consulted on the application and his comments are detailed below.

- 4.3 **Historic Scotland** – have noted that they do not ordinarily have any formal locus in Listed Building Consent for Category C(s) listed buildings but have offered comments on the detail of the scheme.

Response: Noted. Appropriate conditions have been imposed with regard to the windows, internal features and boundary treatments. Whilst noting their concerns with regard to the principle of the development, I am of the opinion that the design and location of the houses are appropriate given the size of this site, and the distance of the dwellings from the Listed Building. I would add that I am of the opinion that the setting of the Listed Building will not be compromised as a result of the development.

- 4.4 **Leisure Services (Arboriculture)** – have noted that a number of trees within the site will require to be removed either due to their condition or as a direct result of the development. They have advised that all remaining trees should be adequately protected and that appropriate species should be planted to compensate for the trees which will be removed.

Response: Notwithstanding the submission of the tree survey, a condition will be imposed requiring the applicant to provide full details of those trees to be retained and removed and for appropriate replacement species to be provided. A further assessment of the site will be carried out with the intention of promoting a Tree Preservation Order covering the remaining trees.

- 4.5 **Power Systems** - have provided a plan showing the position of their apparatus within the site.

Response: Noted. The applicant will be advised to contact Scottish Power to discuss appropriate diversion and/or protection of these.

- 4.6 **Public Protection - Environmental Health (East Kilbride)** – have offered no objections to the proposal, subject to standard advice on hours of construction and noise.

Response: Noted. These restrictions will be brought to the applicant's attention.

- 4.7 **Roads and Transportation Services (East Kilbride)** – have offered no objections subject to conditions.

Response: Noted. A number of discussions have taken place between the applicant and Roads & Transportation Services since the submission of the first application. The scheme has been amended to reflect the comments Roads & Transportation have made. The scheme now meets Roads & Transportation's guidance and appropriate conditions have been attached to the consent.

- 4.8 **Scottish Civic Trust** - have objected to the proposal on the grounds of over-development of the site and the impact on the listed building.

Response: Noted. I would however refer to my comments in respect of 4.3 above with regard to the size of the site and the impact of the development on the Listed Building.

- 4.9 **Scottish Water** - have objected to the application if it is the applicants intention to drain the proposed development to the public sewer. They have however advised that this objection would be removed if the applicant bears the cost of the increase in capacity of Scottish Water's infrastructure or provides an alternative scheme.

Response: The applicant will be advised to contact Scottish Water to discuss this prior to commencing work on site. Furthermore, a standard condition will be imposed restricting occupation of the dwellings until a sewerage scheme has been constructed to the satisfaction of Scottish Water.

- 4.10 **Scottish Wildlife Trust** – have noted that a number of trees within the site would be removed and have recommended that a careful replanting scheme is chosen to ensure that any new planting offers the optimum benefit to wildlife and birdlife on the site. They have also advised that a bat survey is undertaken, that tree felling is undertaken outwith the bird breeding season and that those trees to be removed are relocated to a site elsewhere.

Response: As stated in my response to 4.4 above, a condition will be imposed requiring the submission of a replanting scheme which will be passed to the Scottish Wildlife Trust for comment. A condition will also be imposed on the requirement for a bat survey to be undertaken and the applicant will be advised that all tree removal should be undertaken outwith the bird breeding season and that trees to be removed from the site should be replanted elsewhere where feasible.

- 4.11 **S.E.P.A. (West Region)** – have offered no objections to the proposal. They have also advised that a written assurance is sought from Scottish Water that the additional flow from the development can be accommodated in the sewerage network.

Response: Noted.

- 4.12 **Strathaven Community Council** - have objected to the application on the grounds of over development of the site, the conversion of a listed building, loss of trees and poor vehicular access into the site.

Response: Noted. I consider that the proposed development of the site for ten dwellings is appropriate given the size of the site and the houses and the spacing and layout of the site. I would add that the layout accords with the advice given within the Council's Residential Development Guide. Similarly, I have no objections to the conversion of the house given that the minor external changes proposed will be acceptable in terms of materials and design and that appropriate levels of parking can be provided. As discussed above, appropriate conditions will be imposed in respect of trees and traffic/roads matters. No issues have been raised with respect to sightlines for vehicle egress from the site and Roads and Transportation Services have offered no objections in this regard.

- 4.13 **TRANSCO (Plant Location)** - have provided a plan showing the position of their apparatus within and around the site.

Response - Noted. None of their apparatus would be affected by the development.

5 Representations

- 5.1 Following neighbour notification and press advertisement, twenty five letters of objection have been received to both this application and the accompanying application for Listed Building Consent. The grounds of objection are summarised as follows.

- a) **The local water and sewage infrastructure will not cope with the proposed development.**

Response: As discussed above, the applicant will require written consent from Scottish Water for connection to the public sewer.

- b) **Traffic will increase and pedestrian safety will be compromised as a result of the development.**
Response: The Council's Roads and Transportation Services Department have been consulted on the application and have considered the proposal in terms of traffic and pedestrian safety both within the site and at the junction with Threestanes Road. They have offered no objections in principle and are satisfied that any outstanding matters can be dealt with through the imposition of appropriate conditions.
- c) **In 1997, a proposal to erect two dwellings within the walled garden adjacent to Brookfield House was reduced to one dwelling on the grounds of over-development. A total of fourteen houses and flats are now being proposed.**
Response: The proposal for the erection of the two houses in 1997 related specifically to the walled garden within which Brookfield Cottage now stands. This proposal is for the development of the entire site and has been considered differently for this reason.
- d) **The development of the site will have an adverse impact on the listed building and its setting.**
Response: As discussed in Section 4.0 above, I do not consider that the development, by virtue of the alterations proposed to the house itself or the design and location of the houses, will have an adverse impact on the building. It is my view that the principle of development within the grounds of a Listed Building can be deemed acceptable given that the design and materials of the proposed development are appropriate.
- e) **A large number of trees will be removed as part of the development proposals which is now being justified on the grounds of neglect which has affected their condition.**
Response: The applicant has provided a tree survey which shows that a significant number of trees will be removed. This has been considered by the Council's Arboricultural Officer who has advised that the trees to be retained should be adequately protected and that appropriate replacements should be provided for those which are to be removed. Appropriate conditions have been imposed to this effect.
- f) **A traffic impact assessment should be submitted as part of the application.**
Response: As stated above, the Council's Roads and Transportation Services Department have been consulted on the application and have been able to provide an adequate response based on the plans and documentation which has been provided. Given the scale and location of the proposed development, to Transport Assessment was required.
- g) **The entrance into the property would be destroyed.**
Response: I do not consider that the wall and gate piers at the entrance into the house are of particular merit and therefore have no objections to their removal.
- h) **The amenity of the neighbouring residents would be affected by the development and it would adversely affect the immediate surroundings.**

Response: The proposed development has been considered in the context of the Council's Residential Development Guide and I do not consider that either the amenity of neighbouring proprietors would be adversely affected. I do not consider that this will be the case given the location and size of the house plots in relation to the boundaries of the site. Furthermore, the site is self contained in nature and would be similar in scale and character to Cullinpark Grove adjacent.

- i) **Approving consent in this instance could create a precedent for further similar developments.**

Response: Any other developments of this type would be considered on their individual merits and in accordance with relevant Council policies.

- j) **The proposal is contrary to the Council's policies on Listed Buildings.**

Response: The Council's policy on Listed Buildings is outlined in Section 6.3 below. I do not consider that the proposal contravenes this policy.

- k) **Traffic disruption could arise on Threestanes Road when the development is being carried out.**

Response: Roads and Transportation Services have been consulted on the application and have offered no objections in this regard.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1** The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area. More specifically, the proposal can be assessed firstly in terms of whether the principle of the development is likely to be acceptable in both land use terms and in the context of the setting of the listed building and the site characteristics and if so, whether the detail of the proposal is acceptable.
- 6.2** In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area, therefore the principle of the development of the site is considered acceptable in land use terms. The proposal can be assessed against DC1 and SLP6 – Development Control General. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Proposals should also seek to incorporate quality external materials and conform to policy SLP6. The Council's stance on Sub-Division of Garden Ground, which is contained within this policy, states that there will be a presumption against the development of a new house or houses within the curtilage of an existing property unless all of eight specific criteria are met. These cover matters such as plot size, road frontage, privacy, parking, design and protection of trees and hedges. Criteria on Sub-Division of Residential Property - which is also contained within this policy – is also relevant to this proposal and states that these will be assessed on their individual merits. Appropriate access and parking standards also require to be provided and criteria require to be met on lighting, outlook, refuse collection and garden ground.
- 6.3** Policy RES6 – New Housing Development is also relevant in this instance. This states that new housing development will be of a design, scale and materials appropriate to the site and its surroundings and should conform to the approved

South Lanarkshire Council Residential Development Guide. This sets out a number of criteria such as minimum house to plot ratios, garden sizes, window to window distances and parking and access standards. Policy ENV6 – Protection of the Natural and Built Environment states that the Council will oppose any proposals which would have an adverse impact on the natural and built environment and safeguard designated or listed sites. Policy ENV10 – Listed Buildings states that the Council will use its powers to ensure the continued conservation and enhancement of listed buildings and will strictly control all development to ensure that proposed works are in keeping with the age and character of the building. In addition, the Council will presume against development which has an adverse impact on the amenity and character of listed buildings. Finally, Policy ENV12 – Protection of Trees states, among other matters, that the Council will seek to protect existing trees and woodland wherever reasonably possible and that there will be a presumption against proposals which will result in a significant loss of trees. Furthermore, any proposals which will involve the loss of trees should be accompanied by a tree survey which notes the position, age, condition and species of any trees which are affected by a development. Because of the large number of trees which are to be removed as a result of this proposal, the application has been advertised as Development Potentially Contrary to the Development Plan.

- 6.4** I firstly note the terms of Policy SLP6 and in particular the presumption against the development of a new house or houses within the curtilage of a property unless all of eight criteria are met. I am firstly of the view that the size of the proposed plots will be acceptable in terms of associated garden ground and that all of the houses will have an adequate frontage onto the access road within the site. Roads and Transportation Services have confirmed that the proposed road within the site will be acceptable and that the development will not raise any road safety issues. Similarly, adequate parking has been provided on each of the plots and I am not of the opinion that issues of a loss of privacy will arise. Whilst noting that a number of trees will be lost as a result of the development, I am of the view that this is acceptable in this instance given their condition and the applicant's proposal to promote an acceptable replanting scheme. It is considered that the proposed houses would be of an appropriate scale and massing, resulting in a development which would broadly reflect the character of the adjacent Cullinpark Grove. I am also of the view that the subdivision of the house is acceptable in this instance and that the provision of four flats within the property will be appropriate in this instance. I also consider that the external alterations proposed will be acceptable.
- 6.5** One of the principal considerations in the assessment of the proposals is the effect of the development on the existing listed building and I note the concerns raised. The effect on the building can be assessed both in the context of the works proposed to the house itself and on its setting. Considering these in turn, I do not consider that the alterations proposed to the building itself are inappropriate. None of the internal works proposed will affect any traditional features such as stairs, or cornicing and I intend to impose a condition requiring these to be retained. I am also satisfied that the external alterations proposed are acceptable and intend to impose a condition requiring the installation of traditional wooden sash and case windows and for the proposed external materials of the extension to match the existing house. Whilst noting that the grounds of the building will be developed for housing, I am of the view that the principle of this will be acceptable given the size of the site and the position of the houses in relation to the existing building. I am also of the view that the design of the new properties will be acceptable. I intend to impose a condition requiring details to be submitted on the proposed external finishes for the new dwellings in

addition to walls, fences and areas of hard standing to ensure that these are inappropriate for the location and setting. I would re-iterate these comments in terms of Policies RES6 and ENV6 above.

- 6.6** The affect of the development on the existing tree cover on the site has been a further matter of concern raised by the objectors and is also a principle consideration for the Council in the assessment of the proposal. As required under Policy ENV12 of the local plan, a tree survey has been submitted by the applicant showing the trees to be retained and removed which has been considered in detail by the Council's Arboricultural Officer. It is acknowledged that a large number of the trees on the site to be removed are currently in poor condition and require to be removed or have remedial works undertaken regardless of the development proposals. However, he has noted that adequate protection should be given to the trees to remain on site and that a full woodland replanting scheme should be submitted. This being so, appropriate conditions have been imposed.
- 6.7** The final principal consideration relates to roads and access issues which again has been an issue of concern raised by the objectors. As discussed above, the Council's Roads and Transportation Services Department have been consulted on the application and have raised no objection to the proposal. Council Roads Engineers have worked closely with the engineers appointed by the applicant to advise of a satisfactory layout for the site which accords with the Council's roads guidance in this respect. A number of conditions have been imposed relating to roads matters within the site.
- 6.8** Both the observations of the consultees and the concerns raised by the objectors have been noted. Taking account of the above, I recommend that Planning Permission be granted as a departure from Policy ENV12 of the local plan for the following reasons.
- A number of trees on the site have been identified as being in poor condition and require to be removed or have remedial works undertaken in the short term.
 - The development of the site presents an opportunity to provide an enhanced long term replanting scheme which is appropriate for the site and location.

Iain Urquhart
Executive Director (Enterprise Resources)
10 May 2005

Previous References

- ◆ EK/04/0270 – Conversion and extension to dwellinghouse to form four flats and erection of four mews cottages and seven detached dwellings at Brookfield, 7 Threestanes Road, Strathaven. (Withdrawn).
- ◆ EK/04/0523 - Conversion of and extension to dwellinghouse to form four flats and erection of three mews cottages and eight detached dwellings (Amendment to EK/04/0270) at Brookfield, 7 Threestanes Road, Strathaven. (Withdrawn).

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

▶ Consultations

Avondale Civic Society	18/03/05
Forestry Commission (Central Scotland Conservancy)	26/03/05
Historic Scotland	18/03/05
Power Systems	18/02/05
Leisure Services (Arboriculture)	16/02/05
Public Protection - Environmental Health (East Kilbride)	18/02/05
Roads and Transportation Services (East Kilbride)	21/04/05
S.E.P.A. (West Region)	10/03/05
Scottish Civic Trust	18/02/05
Scottish Water	17/03/05
Scottish Wildlife Trust	23/02/05
Strathaven Community Council	23/02/05
TRANSCO (Plant Location)	14/02/05

▶ Representations

Representation from :	Wendy Gilmour, 33 Lethame Road, Strathaven, ML10 6DU, DATED 22/02/05
Representation from :	Mr John Leslie, Toppletrees, 1 Cullinpark Grove, Strathaven, ML10 6EN, DATED 01/03/05
Representation from :	L Johnman, 2 Cullinpark Grove, Strathaven, ML10 6EN, DATED 25/02/05
Representation from :	Mr J Johnstone, 5 Cullinpark Grove, Strathaven, ML10 6EN, DATED 23/02/05
Representation from :	CM Hassall, 14 Cullinpark Grove, Strathaven, Lanarkshire, DATED 09/03/05
Representation from :	David Powell, 7 Cullinpark Grove, Strathaven, ML10 6EN, DATED 08/03/05
Representation	Marjory Macgregor, 7 Cullinpark Grove, Strathaven, ML10 6EN,

from :	DATED 08/03/05
Representation from :	Wm, I S and J F Prentice, "Heathcote", 25 Lethame Road, Strathaven, ML10 6AD, DATED 08/03/05
Representation from :	S M Hassall, 14 Cullinpark Grove, Strathaven, Lanarkshire, DATED 02/03/05
Representation from :	Mr Peter Mansell-Moullin, 12 Cullinpark Grove Strathaven ML10 6EN, DATED 03/03/05
Representation from :	Mr Peter Mansell-Moullin, 12 Cullinpark Grove Strathaven ML10 6EN, DATED 06/03/05
Representation from :	Mrs M L Mansell-Moullin, 12 Cullinpark Grove, Strathaven, ML10 6EN, DATED 07/03/05
Representation from :	Norma H Leslie, Toppletrees, 1 Cullinpark Grove, Strathaven, ML10 6EN, DATED 28/02/05
Representation from :	Mrs Christine Smillie, 14 George Allan Place, Strathaven, ML10 6EH, DATED 17/03/05
Representation from :	Alan Stevenson, 45 Lethame Road, Strathaven, ML10 6DU, DATED 17/03/05
Representation from :	Edith Young, 10 Lethame Gardens, Strathaven, DATED 17/03/05
Representation from :	Alistair E. Barclay, 15 Kirklandpark Avenue, Strathaven, DATED 17/03/05
Representation from :	W. Smillie, 8 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Mrs M Smillie, 8 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Tracey Sheeran, 6 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Jean Jenkins, Brookvale, 4 Threestanes Road, Strathaven, ML10 6DX, DATED 25/03/05
Representation from :	Edward Sheeran, 6 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Claire Mitchell, 20 Lethame Road, Strathaven, ML10 6AD, DATED 16/03/05
Representation	Mrs M B Smart, 10 Cullinpark Grove, Strathaven, ML10 6EN,

from : DATED 18/03/05

Representation G A Smart, 10 Cullinpark Grove, Strathaven, ML10 6EN,
from : DATED 18/03/05

Contact for Further Information

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

Philip Jamieson

Tel :01355 806327

E-mail: Enterprise.ek@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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 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.
- 6 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 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 dwellinghouses and the adjoining road.
- 8 That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the associated dwellinghouses on the site and no commercial activity shall be carried out in or from the garages.
- 9 That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of and to the written satisfaction of the Council as Roads and Planning Authority.
- 10 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 11 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.

- 12 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.
- 13 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 14 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.; (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.
- 15 That the landscaping scheme approved in terms of Condition 14 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwellinghouses 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.
- 16 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 17 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 18 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 19 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 18 above.
- 20 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.
- 21 That no materials shall be worked or deposited in such a way that they may fall or be carried into any watercourse.

- 22 That before development starts, a survey is undertaken detailing the presence of bats on the site and no work shall commence until its recommendations have been submitted to the Council as Planning Authority for ratification.
- 23 That any recommendations made in respect of the protection of bats as detailed in the report required under Condition 22 above shall be adhered to throughout the construction phase of the development.

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 and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 To retain effective planning control and safeguard the amenity of the area.
- 9 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 10 These details have not been submitted or approved.
- 11 To ensure the provision of adequate parking facilities within the site.
- 12 To ensure the provision of a satisfactory sewerage system
- 13 In order to retain effective planning control
- 14 In the interests of the visual amenity of the area.
- 15 In the interests of amenity.
- 16 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 17 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 18 To ensure the provision of a satisfactory land drainage system.
- 19 To ensure the provision of a satisfactory land drainage system.
- 20 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.
- 21 In the interests of amenity to protect water courses from pollution
- 22 In order to retain effective planning control
- 23 In the interests of amenity and in order to retain effective planning control

EK/05/0073

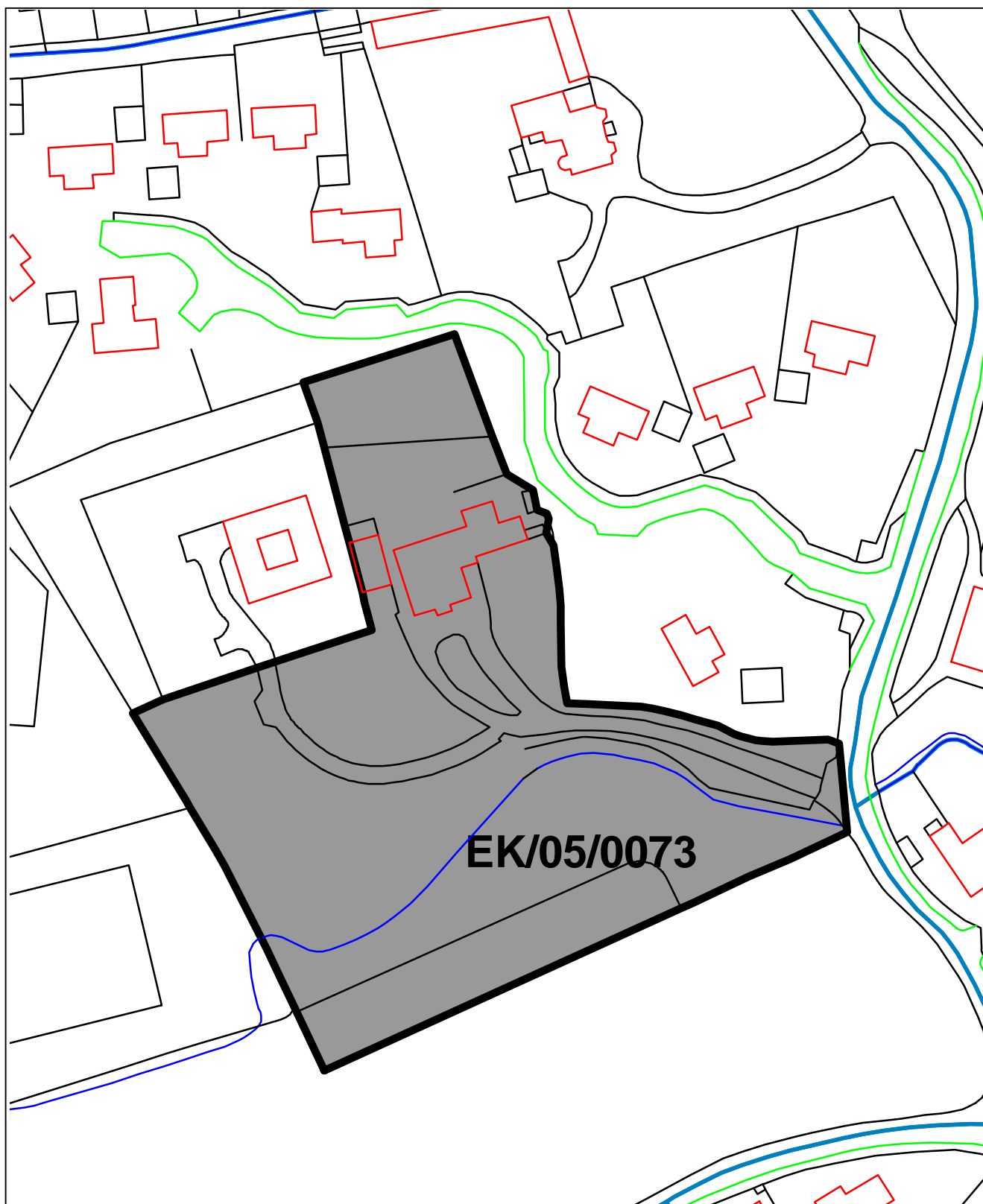
BROOKFIELD, 7 THREESTANES ROAD, STRATHAVEN

Planning and Building Control Services

Scale: 1: 1250

For information only

For information only



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
South Lanarkshire Council, Licence number 100020730. 2005

