

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>6</h2>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>13 February 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/06/0408
Planning Proposal:	Erection of 14 Flats with Associated Parking and Landscaping

### 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Imagine Developments Ltd
- Location : 145 Hamilton Road  
Cambuslang

### 2 Recommendation(s)

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

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

#### 2.2 Other Actions/Notes

Planning Committee has delegated powers to determine this application

### 3 Other Information

- ◆ Applicant's Agent: Jewitt Archavir & Wilkie Architects
- ◆ Council Area/Ward: 61 Cairns
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002  
Policy RES9 – 'Residential Land Use'

South Lanarkshire Local Plan (Finalised Draft)  
Policy RES6 – 'Residential Land Use Policy'

- ◆ Representation(s):  
  - ▶ 0 Objection Letters

- ◆ Consultation(s):

Building Standards Services (Cam/Ruth Area)

Environmental Services

Roads and Transportation Services (North Division)

Scottish Water

Housing Services

Roads & Transportation Services H.Q. (Flooding)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site consists of a former garage on Hamilton Road, Cambuslang. The site is now grassed over and covers an area of 1400 sqm (0.14ha). The site is flat and is directly opposite a petrol filling station and newly constructed block of flats. To the rear is the site of the Cairns Regeneration project which is currently seeing the demolition of local authority flats and the construction of new flats managed by Clyde Valley Housing Association. The site sits on the A724 Rutherglen – Hamilton Road, approximately 400m west of Halfway.

### **2 Proposal(s)**

- 2.1 The applicant proposes the erection of 14 flats over 3½ storeys. The footprint of the block will cover an area of 345sqm and there will be 13 two bedroom and one, one bedroom apartments. An existing access will be utilised off Hamilton Road and a parking area for 26 cars will be formed to the rear of the site. Approximately 200 sqm of amenity space will be provided. The building will be finished in red facing brick and concrete tiles and will have a hipped roof, incorporating dormer windows, and a glazed central stairway feature.

### **3 Background**

#### **3.1 Local Plan Status**

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

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

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

#### **3.4 Relevant Government Advice/Policy**

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

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

#### **3.6 Planning Background**

None.

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

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

**Response:** Noted. These conditions have been attached. In addition to this, the front access door has been moved to the rear to discourage parking on Hamilton Road.

- 4.2 **Environmental Services** – comment on matters relating to hours of construction and potential contamination.

**Response:** Noted and where appropriate conditions have been added to the recommendation.

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

**Response:** Noted.

- 5 **Representation(s)**  
None.

## 6 **Assessment and Conclusions**

- 6.1 The determining issue in this instance is the proposal's compliance with adopted and proposed local plan policy. The site, although currently open space, was previously occupied by a garage. It is within a residential land use area, however, and, in principle, the construction of flats is therefore compliant with both the Cambuslang/Rutherglen Local Plan and the South Lanarkshire Local Plan (Finalised Draft).

- 6.2 With regard to the details of the development, the proposed design is in keeping with the scale and character of the development in this locality, while the use of glazing, terracotta finials on the roof, and dormer windows all provide attractive eye-catching features that can add to the visual interest of the building. The site can provide parking and access arrangements with which the Roads and Transportation Service are satisfied. Finally, there is a similar development which has recently been constructed across the road and taken together the two developments compliment each other whilst providing an attractive entrance into Halfway.

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

- 6.4 As a result of the above, approval is recommended.

## 7 **Reasons for Decision**

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

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

**5 February 2007**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ South Lanarkshire Local Plan (Finalised Draft) 2006
- ▶ South Lanarkshire Council Residential Development Guide (Revision 1 October 2001)
- ▶ Consultations
  - Environmental Services 05/01/07
  - Roads and Transportation Services (North Division) 27/12/06
  - Scottish Water 04/01/07

## **Contact for Further Information**

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

Iain Morton, Planning Officer, 380 King Street, Rutherglen, G73 1DQ  
Ext. 847 5138 (Tel: 0141 613 5138)  
E-mail: [Enterprise.cam-ruth@southlanarkshire.gov.uk](mailto:Enterprise.cam-ruth@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That 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.
- 3 That the landscaping scheme required by condition 2 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building or the 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.
- 4 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.
- 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 development starts details of a scheme illustrating the realignment of the footpath coloured green on the approved plans shall be submitted to and approved by the Council as Planning Authority.
- 7 That prior to the occupation of any of the dwellings hereby approved all the works approved under the terms of condition 6 above shall be completed.
- 8 That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 9 The existing access to the site from Hamilton Road shall be permanently closed to vehicular traffic and the ground within the area formerly occupied by the access shall thereafter be reinstated as a footway..
- 10 Development shall not commence until details of all surface finishes to parking bays, parking courts and curtilage parking areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such

alternatives as may be agreed in writing with the Council as Planning Authority.

- 11 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 120 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 12 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.
- 13 The surface of access and parking area shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 To retain the footpath and retain effective planning control.
- 7 To retain effective planning control and to ensure that works needed to provide for pedestrian access are undertaken.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 These details have not been submitted or approved.
- 11 In the interest of road safety
- 12 In the interest of public safety
- 13 In the interest of public safety

For information only

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