

Report

Report to:	Planning Committee
Date of Meeting:	5 May 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application No	P/19/1792
Planning Proposal:	Erection of 56 dwellinghouses with associated roads and landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bellway Homes
- Location : Land at Torheads Farm Phase 8
Meikle Earnock Road
Hamilton

2 Recommendation(s)

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

- (1) Grant Detailed Permission - Subject to Conditions (based on the conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a Planning Obligation to ensure the submission of an equitable financial contribution, on an agreed pro-rata basis, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area, namely Roads Infrastructure, Education Provision, Community Facilities and Affordable Housing.

Should this Planning Obligation not be concluded within 6 months of the date of the Committee the proposed development shall be refused as being contrary:-

- i. to the requirements of Policy 5 of the South Lanarkshire Local Development Plan as these works, which are required to ensure the

educational/transport/community impacts of the development are addressed could not be undertaken.

- ii. to the requirements of Policy 13 of the South Lanarkshire Local Development Plan as the contribution required to meet the affordable housing needs across South Lanarkshire would not be provided.

If, however, this matter is being progressed satisfactorily the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

3 Other Information

- Applicant's Agent:
- Council Area/Ward: 19 Hamilton South
- Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 1 - Spatial Strategy
Policy 4 - Development Management and Place Making
Policy 5 - Community Infrastructure Assessment
Policy 12 - Housing Land
Policy 13 - Affordable Housing and Housing Choice
Policy 14 - Green Network and Greenspace
Policy 15 - Natural and Historic Environment
Policy 17 - Water Environment and Flooding

South Lanarkshire Local Development Plan: Supplementary Guidance
Development Management, Place Making and Design SG
Policy DM1 - Design

Residential Design Guide SG

Green Network and Green Spaces SG

Affordable Housing SG

Natural and Historic Environment SG
Policy NHE18 - Walking, Cycling and Riding Routes
Policy NHE 19 - Protected Species
Policy NHE 20 - Biodiversity

Sustainable Development and Climate Change SG

Policy SDCC2 - Flood Risk

Policy SDCC3 - Sustainable Drainage Systems

Policy SDCC4 - Water Supply

Policy SDCC5 - Foul Drainage and Sewerage

South Lanarkshire Local Development Plan 2

Policy 1 - Spatial Strategy

Policy 5 - Development Management and Place Making

Policy 7 - Community Infrastructure Assessment

Policy 11 - Housing Land

Policy 12 - Affordable Housing and Housing Choice

Policy 13 - Green Network and Greenspace

Policy 14 - Natural and Historic Environment

Policy 16 - Water Environment and Flooding

Policy DM1 - New Development Design

Policy DM15 - Water Supply

Policy DM16 - Foul Drainage and Sewerage

Policy NHE9 - Protected Species

Policy NHE 20 - Biodiversity

○ Representation(s):

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

○ Consultation(s):

Roads (Development Management Team)

Roads (Flood Risk Management)

Environmental Services

Countryside and Greenspace

Community Resources – Play provision

Facilities, Waste & Ground Services (Arboriculture)

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application relates to two areas of previously undeveloped land located at Meikle Earnock Road and Stewart Avenue, which lie to the west of Hamilton.
- 1.2 A wooded area to the north, and north-west, forms part of the Torheads residential area which was constructed in the late 1990's (application ref.: HN/95/0630). It is noted that the current application site formed part of the Torheads development area but was restricted from development through a legal obligation associated with that application.
- 1.3 The overall site extends to approximately 3.1 hectares in area. The site is in two distinct areas the first being oval in shape, located to the northern side of Meikle Earnock Road, and will be developed for residential purposes. The majority of this area is grassland with a number of trees located between the site and the adjacent Stewart Milne development. Further trees are found within an area of the site adjacent to Stewart Avenue. The trees within the site will be removed to accommodate the proposed development. The second part of the site, which is triangular in shape, sits to the north of Stewart Avenue. This area is currently occupied by a number of mature trees which will also be removed to accommodate the associated SUDs pond.
- 1.4 It is noted that the application site and parts of the adjoining land are identified as being part of the Hamilton Community Growth Area (CGA) within both the adopted South Lanarkshire Local Development Plan (SLLDP) and the emerging South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard, it is noted that "Planning Permission in Principle" was granted in May 2017, following the conclusion of the associated planning obligation under Section 75 of the Planning Act, for the development of parts of the designated Hamilton CGA (Application no. HM/10/0052). In addition, a number of detailed submissions for residential development have been approved and works have commenced on site to deliver these proposals at Meikle Earnock Road and Highstonehall Road. Meikle Earnock Road has been upgraded along the frontage of the current application site as part of these proposals.

2 Proposal(s)

- 2.1 The applicants initially sought planning permission for a residential development, comprising 57 dwellinghouses, associated car parking and the provision of a play area. However, following discussion the proposal has been amended to address general layout and parking concerns. As a result of changes undertaken, the scheme now proposes 56 units. Vehicular access to the site will be taken from Stewart Avenue, close to its roundabout junction with Meikle Earnock Road. Pedestrian access will also be provided onto Meikle Earnock Road close to the adjacent residential development. The revised scheme allows for an improved entrance feature into the Hamilton CGA at this location.

- 2.2 In terms of design, the proposed residential properties will be of a modern appearance and comprise detached and semi-detached units, comparable with the houses being erected within the Hamilton CGA.
- 2.3 In support of their proposal the applicant has submitted a Tree Survey Report, Site Investigation Report, Noise Impact Assessment and a Preliminary Ecology Assessment.
- 2.4 It is noted that a separate application for the discharge of the existing legal obligation, to allow the development of the site for residential purposes, is the subject of a separate report which is also being presented to this Committee for consideration (Application ref. P/19/1888).

3 Background

3.1 Local Plan Policy

- 3.1.1 In determining planning applications, the Council must assess the proposals against the policies contained within the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 In terms of the SLLDP, the application site is designated as being a Community Growth Area for Hamilton (Policy 1 - Spatial Strategy) and as forming part of the Council's housing land supply (Policy 12). Residential uses are supported within such sites, subject to compliance with normal development management criteria.
- 3.1.3 A number of other policies within the adopted SLLDP are also considered appropriate to the determination of this application, namely, Policy 4 - Development Management and Placemaking, Policy 5 - Community Infrastructure Assessment, Policy 13 - Affordable Housing and Housing Choice, Policy 14 - Green Network and Greenspaces, Policy 15 - Natural and Historic Environment, and Policy 17 - Water Environment and Flooding. These policies are supported by Supplementary Guidance, which forms part of the Development Plan for South Lanarkshire, including:
- Development Management, Place Making and Design SG
Policy DM 1 - Design
 - Affordable Housing SG
 - Green Network and Greenspaces SG
 - Natural and Historic Environment SG
Policy NHE19 - Protected Species and Policy NHE 20 - Biodiversity
 - Sustainable Development and Climate Change SG
 - Policies SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply and SDCC 5 - Foul Drainage and Sewerage
 - Residential Design Guide SG

The aim of these policies and guidance is to seek well designed developments which are located in appropriate locations, appropriately serviced and result in no adverse impact.

3.1.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policy 1 - Spatial Strategy, Policy 5 - Development Management and Place Making, Policy 7 - Community Infrastructure Assessment, Policy 11 - Housing Land, Policy 12 - Affordable Housing and Housing Choice, Policy 13 - Green Network and Greenspace, Policy 14 - Natural and Historic Environment, Policy 16 - Water Environment and Flooding, Policy DM1 - New Development Design, Policy DM15 - Water Supply, Policy DM16 - Foul Drainage and Sewerage, Policy NHE9 - Protected Species, Policy NHE18 - Walking, Cycling and Riding Routes and Policy NHE 20 - Biodiversity are of relevance.

3.1.5 The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 **Relevant Government Advice/Policy**

3.2.1 Scottish Planning Policy (2014) (SPP) highlights that the presumption in favour of development does not change the statutory status of the development plan as the starting point for decision-making and advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

3.3 **Planning Background**

3.3.1 As noted above, the application site formed part of the application site for the development of the Torrheads development (HN/95/0630). An associated legal agreement prevented the development of the current application site.

3.3.2 The application site also forms part of the designated Hamilton CGA (Planning in Principle application HM/10/0052) which was approved in May 2017, following the conclusion of the associated planning obligation under Section 75 of the Planning Act, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area.

3.3.3 It is noted that a number of detailed residential developments have been approved within the Hamilton CGA and works have commenced on site to deliver these

proposals at Meikle Earnock Road and Highstonehall Road (application no(s). HM/16/0022, HM/16/0486, HM/17/0047, HM/17/0424 and HM/18/0014).

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Hamilton Area)** – have offered no objections to the proposal subject to conditions relative to retaining walls, parking standards, traffic calming, SUDs, etc.

Response: - Appropriately worded conditions and/or informatives can be added to any consent issued to ensure compliance with this requirement.

- 4.2 **Roads (Flood Risk Management)** – have offered no objection to the proposal subject to compliance with the Council's drainage design guidance.

Response:- Appropriately worded conditions and/or informatives can be added to any consent issued to ensure compliance with this requirement.

- 4.3 **Environmental Services** – have advised that they have no objections to the proposal subject to standard conditions and/or informatives relative to noise control, dust control

Response:- Appropriately worded conditions and/or informatives can be added, where appropriate, to any consent issued.

- 4.4 **Facilities, Waste and Ground Services (Arboriculture)** – have recommended the deferral of any decision pending the submission of further information on the impact on trees, both within and adjoining the site.

Response: - A Tree Survey Report has been submitted in support of the application. This indicated that a number of trees within the site are of poor and declining condition and that whilst others could be kept in the short term they are of low retention value. It is confirmed that the applicants proposed the removal of the trees within the site to accommodate their development. However, no works are proposed to the trees adjoining, but outwith the site, as part of these proposals. Appropriately worded conditions will be attached to any consent issued to ensure the protection of the trees adjoining the site.

- 4.5 **Scottish Water** – have offered no objections to the proposal.

Response: - Noted.

- 4.6 **Community (Play Provision) and Countryside and Greenspace Services** – have offered no response to date.

Response:- Whilst noting the above, it is confirmed that the requirement for a financial contribution towards any impact on community facilities as a result of the development of the Hamilton CGA, have been addressed through the conclusion of the Planning Obligation entered into in respect of the Planning in Principle approval for the overall HCGA (HM/10/0052). A separate S75 Obligation will be entered into along the terms of that agreement which will cover this development.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the application advertised in the Hamilton Advertiser; in terms of the Non-notification of Neighbours. No letters of representation have been received.

6 Assessment and Conclusions

- 6.1 Permission is sought for the erection of a residential development, comprising 56 units, on a greenfield site close to the Torheads residential area on the edge of Hamilton. The application site and surrounding land, however, forms part of the designated Hamilton Community Growth Area and it is noted that the land to the south and west is currently being developed in connection with the delivery of the CGA.
- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The determining issues in consideration of this application, therefore, are its compliance with national and local plan policy, and other applicable guidance, its impact on amenity and on the local road network. Furthermore, Scottish Planning Policy highlights that, where a proposal accords with an up-to-date development plan, it should be considered acceptable in principle. The site is identified within the adopted local plan as being suitable for residential development through its designation as part of the Community Growth Area for Hamilton. The proposed development, therefore, raises no issues from a land use perspective and can be considered to accord with national planning policy.
- 6.3 As noted above, the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) identifies the application site as being largely within the Hamilton Community Growth Area (Policy 1) and forming part of the Council's housing land supply (Policy 12). It is considered that the proposals take account of wider visions that the Council has in respect of the Hamilton Community Growth Area. The principle of developing this site for housing is long established and, therefore, acceptable, subject to compliance with normal development management criteria. It is noted that part of the application site is also identified as being a Green Network/Priority Greenspace (Policy 14) within the adopted SLLDP. However, the development area lies largely outwith this designation and any loss will not have a significant impact on this designation due to the proposed development layout. The proposal, therefore, raises no issues in terms of Policy 14 and its supporting guidance.
- 6.4 The matters considered appropriate, in terms of development management criterion, are set out within Section 3.2.3 above. Principally, the stated policies and guidance seek to ensure that any development does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in a manner which takes account of appropriate guidance and the area within which it is located.

- 6.5 The matters considered appropriate, in terms of development management criterion, are set out within Section 3.1.2 above. Principally, the stated policies and guidance seek to ensure that any development does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in a manner which takes cognisance of appropriate guidance and the area within which it is located. Having considered the design and layout of the development, it is considered that the site is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance.
- 6.6 The proposed development meets the main standards set out in the Council's Residential Design Guide, which provides additional advice and sets out the criteria against which new housing development should be assessed, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. In addition, it is noted that the proposed dwellinghouses are of a similar scale and style to those being developed elsewhere within the Hamilton CGA. The proposal, therefore, raises no concerns in terms of Policies 4 - Development Management and Place Making and DM1 – Design. The layout, design and density of the development are considered to be acceptable.
- 6.7 The site has been assessed in terms of flood risk and drainage and will be developed in accordance with the principles of sustainable urban drainage. Foul drainage will be treated in accordance with the specification and requirements of both Scottish Water and the Council's Flood Risk Management guidance. The site is also located within easy access of the wider cycleway/footpath network proposals for the Hamilton CGA and on this basis, it is considered that the proposal accords with Policies 17 - Water Environment and Flooding, SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply and SDCC 5 - Foul Drainage and Sewerage of the SSLDP and supplementary guidance.
- 6.8 The proposal will result in the development of a site which is largely undeveloped. Given the nature of the proposed development, it is inevitable that there will be some impact in terms of wildlife habitats. The site has been assessed in terms of potential impact on wildlife species and habitats. This highlights that there are no statutory or non-statutory designated sites, nor ancient woodland, within or adjoining the site. Furthermore, no evidence of protected species was found. Any good practice mitigation measures highlighted within the documents can be conditioned as part of any consent issued. On this basis the proposal is considered to meet the requirements of Policies 14, 15, NHE19 and NHE20.
- 6.9 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) requires that a financial contribution from developers will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. These matters were addressed through the determination of the previous Planning in Principle application (HM/10/0052) and a legal obligation has been agreed to ensure the provision of appropriate funding/delivery of works. As the application site lies within the designated Hamilton

CGA, it will be bound by the terms of this agreement, but will require to be the subject of a separate planning obligation to provide a contribution towards wider requirements associated with the site's designation as part of the Hamilton West Community Growth Area.. This is consistent with the requirements of Policy 5 - Community Infrastructure Assessment.

- 6.10 With regard to the provision of affordable housing, in accordance with Policy 13 - Affordable Housing and Housing Choice and the Affordable Housing SG, land has been allocated within the wider HCGA area and, therefore, there is no requirement within the current application site for such provision. However, a financial contribution would be required to assist in the provision of off-site accommodation. This will form part of the Planning Obligation which is the subject of ongoing discussion with the relevant parties. Planning permission would not be issued until the obligation, or other appropriate arrangement, has been concluded.
- 6.11 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 1 - Spatial Strategy, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment, 11 - Housing Land, 12 - Affordable Housing and Housing Choice, 13 - Green Network and Greenspace, 14 - Natural and Historic Environment, 16 - Water Environment and Flooding, DM1 - New Development Design, DM15 - Water Supply, DM16 - Foul Drainage and Sewerage, NHE9 - Protected Species and NHE 20 – Biodiversity in the Proposed plan.
- 6.12 In relation to road safety, it is noted that Roads and Transportation Services have offered no objections, subject to conditions, to the proposed development and the development can, therefore, be considered acceptable in road safety and transportation terms.
- 6.13 No specific concerns have been raised by the various consultees and any requirements raised by the consultees can be addressed through the use of conditions, where appropriate to do so. No third party representations were received in respect of the development proposals.
- 6.14 In conclusion, it is considered that in terms of the detailed development of the site, the application proposal conforms to both national and local plan policy and that it raises no significant environmental, infrastructure or road safety issues. The proposal will deliver a development which is of a high quality design, consistent with surrounding development, and will help towards the Council meeting its housing needs targets.

- 6.15 The proposed development is considered to be acceptable and complies with the relevant policies contained in the adopted and proposed local plans and relevant supplementary guidance. On the basis of the above assessment, it is recommended that planning permission be granted subject to the conditions listed. However, the issue of consent should be withheld until the conclusion of the associated planning obligation under Section 75 of the Planning Act.

7 Reasons for Decision

- 7.1 The proposal accords with the policies of the South Lanarkshire Local Development Plan and Supplementary Guidance (namely Policies 1 - Spatial Strategy, 4 - Development Management and Place Making, 5 - Community Infrastructure Assessment, 2 - Housing Land, 13 - Affordable Housing and Housing Choice, 14 - Green Network and Greenspace, 15 - Natural and Historic Environment, 17 - Water Environment and Flooding, DM1 – Design, NHE18 - Walking, Cycling and Riding Routes, NHE 19 - Protected Species, NHE 20 – Biodiversity, SDCC2 - Flood Risk, SDCC3 - Sustainable Drainage Systems, SDCC4 - Water Supply and SDCC5 - Foul Drainage and Sewerage).

Furthermore, the proposal accords with the requirements of the policies and guidance within the proposed South Lanarkshire Local Development Plan 2 (namely Policies 1 - Spatial Strategy, Policy 5 - Development Management and Place Making, Policy 7 - Community Infrastructure Assessment, Policy 11 - Housing Land, Policy 12 - Affordable Housing and Housing Choice, Policy 13 - Green Network and Greenspace, Policy 14 - Natural and Historic Environment, Policy 16 - Water Environment and Flooding, Policy DM1 - New Development Design, Policy DM15 - Water Supply, Policy DM16 - Foul Drainage and Sewerage, Policy NHE9 - Protected Species, Policy NHE18 - Walking, Cycling and Riding Routes and Policy NHE 20 - Biodiversity).

There are no other material considerations that would justify the refusal of consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 22 April 2020

Previous References

- ◆ HN/95/0630
- ◆ HM/10/0052

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted)

- ▶ South Lanarkshire Local Development Plan – Supplementary Guidance
- ▶ South Lanarkshire Local Development Plan 2 (proposed)

- ▶ Consultations

Roads & Transportation Services (Development Management Team)	03.02.2020
Roads & Transportation Services (Flood Risk Management Section)	05/04/2020
Environmental Services	13.01.2020
Facilities, Waste & Ground Services (Arboriculture)	21.01.2020
Scottish Water	09.01.2020

- ▶ Representations

None	
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Contact for Further Information

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

James Watters, Planning Officer
 Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
 Ext 4970 (Tel: 01698 454970)
 E-mail: planning@southlanarkshire.gov.uk

Approval of Detailed Planning Application

PAPER APART – APPLICATION NUMBER: P/19/1792

CONDITIONS

- 1 That all trees adjoining 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.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

- 2 That all trees adjoining the site must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

- 3 That the open space relating to the development shall be laid out simultaneously with the development or each phase thereof, and shall be completed to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

- 4 That the landscaping scheme as shown on the approved plan 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 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.

Reason: In the interests of amenity.

- 5 That before any work commences on the site detail of the proposed equipped play area(s) within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include :
 - (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
 - (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - (c) details of the fences to be erected around the play area(s); and
 - (d) details of the phasing of these works

Reason: To ensure the provision of adequate play facilities within the site and in order to retain effective planning control

- 6 That prior to the completion or occupation of the last dwellinghouses within the development all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 8 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason: In order to retain effective planning control

- 7 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.

Reason: In the interests of amenity and in order to retain effective planning control

- 8 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 this consent, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control

- 8 Prior to development commencing on site, a dust management and monitoring scheme shall be submitted to and approved 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. Monitoring results shall be readily available to Officers of the Council investigating adverse comments.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

- 9 That before 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.

Reason: In the interest of public safety

- 10 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 the Council as Roads and Planning Authority. Unless otherwise agreed with the Council as Planning and Roads Authority, all footpaths shall be 2.0 metres in width and be of a bound construction.

The layout of the proposed footpaths shall be agreed with the Council as Roads Authority and thereafter implemented to the satisfaction of the Council as Planning Authority.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings

- 11 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.

Reason: To ensure the provision of a satisfactory sewerage system

- 12 That all private vehicular accesses or driveways are provided to the following standards, unless otherwise agreed by the Council as Planning and Roads Authority:

- i) Driveways should be accessed via a drop kerb.
- ii) Double width driveways should be a minimum 5.0m wide and be a minimum of 6.0m in length.
- iii) Single width driveways should be 2.75m wide and be a minimum of 12.0m in length.
- iv) The first 2.0m of this should be of bound or block construction to ensure that loose material is not deposited on to the road.
- v) All driveways should be perpendicular to the road with 45 degree splays on either side (over verges).
- vi) The minimum gradient of the driveways should be 1:10.
- vii) All surface water should be contained, controlled and discharged within the confines of the driveway so that there is no discharge of water onto the footway/road and compliant with SEPA and Scottish Water requirements.

Reason: To ensure the provision of adequate parking facilities to serve the development.

- 13 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.

Reason: To ensure the provision of a satisfactory land drainage system

- 14 That, unless otherwise agreed with the Council as Planning and Roads Authority, before the development hereby approved is completed or brought into use, parking shall be provided to the following standards and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Parking Standards

All terraced and detached units up to 3 bedrooms - 2 spaces

All terraced and detached units of 4 or more bedrooms - 3 spaces

Under National Roads Development Guide, a single garage can be counted towards a parking space providing the minimum internal dimensions are equal to or greater than 7.0m x 3.0m.

All parking bays serving terraced properties should be at right angles to the road and be 6.0m in length. All parking courtyards shall have a central aisle width of 6.0m with parking bays of 2.5m x 5.0m.

Reason: To ensure the provision of adequate parking facilities within the site.

- 15 That before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of the retaining walls shown on the submitted layout plans (as detailed in Informative 1 attached). Thereafter the developer shall incorporate the full recommendations and requirements of the certificate or report in the design and construction of the development approved under this consent.

Reason: In the interest of public safety.

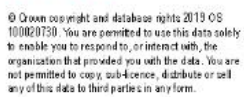
- 16 Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

- 17 That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted, and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

Land at Torheads Farm Phase 8, Meikle Earnock Road, Hamilton



Scale:
1:2,500

Date:
01/04/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development