

	<h1>Report</h1>	Agenda Item <h2>4</h2>
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Report to: **Planning Committee**
 Date of Meeting: **25 August 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/08/0233
 Planning Proposal: Erection of 44 Detached Dwellinghouses, Formation of Access Road, Earth Engineering Operations (Including Formation of SUDS Detention Pond) And Landscaping/Structural Planting

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Taylor Wimpey UK Ltd
- Location : East Greenlees
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

- (1) The Planning Committee has delegated powers to determine this planning application
- (2) That prior to the issue of consent the applicant shall make a financial contribution of £20,000 towards the provision of affordable housing.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted 2009)**
 Policy RES2 – Proposed Housing Sites
 Policy RES5 – Affordable Housing and Housing Choice
 Policy DM1 – Development Management
 Policy ENV31 – New Housing Development
Council's Residential Development Guide

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

◆ Consultation(s):

Cambuslang Community Council

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

West of Scotland Archaeology Service

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

Roads and Transportation Services (North Division)

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site is located on the southern edge of Cambuslang. It is a green field site and backs onto existing housing in East Greenlees Drive and East Greenlees Crescent. Along the southern and eastern edges of the site the site is bounded by farmland. To the west the site is bounded by an existing roundabout on East Greenlees Road.
- 1.2 The site extends to 2.3 hectares and is rectangular in shape. There are level differences within the site and the properties in East Greenlees Crescent sit lower to the application site. The site is presently used for agricultural pasture.

2 Proposal

- 2.1 The applicant seeks planning permission for the erection of 42 detached and 2 semi-detached dwellinghouses. The properties would be two storeys in height and would provide 4 bedroom accommodation.
- 2.2 Vehicular access to the site would be taken off the existing roundabout on East Greenlees Road and there would be a single road through the site ending in a roundel. Within the north eastern corner of the site there would be a detention basin for the sustainable urban drainage works required for the site and the southern boundary of the site would be edged by a 10 metre wide structure landscape buffer.

3 Background

3.1 Local Plan Status

Within the adopted South Lanarkshire Local Plan the application site is designated as a housing site under Policy RES2 – Proposed Housing Sites. In addition to this policy the other relevant policies that require to be considered are Policy RES5 – Affordable Housing and Housing Choice, Policy DM1 – Development Management and Policy ENV31 – New Housing Development. The content of these policies and how they relate to the proposal is assessed in detail in Section 6 of the report.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy 3 – Planning for Homes states that the allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Alongside this, consideration of the location, quality, design and energy efficiency of new homes and housing developments is required to achieve a high-quality product and successful, sustainable communities. In addition SPP 3 states that planning authorities should assess future housing land requirements for each housing market area and ensure that land is identified to fully meet requirements including affordable housing needs.
- 3.2.2 Further to the above, Planning Advice Note 74 – Affordable Housing states that a range of housing types, at different prices, tenures, and locations, is needed to cater for the increasing number and variety of households, to maintain the viability of communities, and to support the operation of local labour markets and the wider economy. It supports the Executive's commitment to increase the supply of affordable housing.
- 3.2.3 Planning Advice Note 44 – Fitting New Housing Development into the Landscape states that it is important that new housing on 'green field' sites is carefully placed to preserve the open countryside and respects the quality of the landscape.

3.3 Planning History

- 3.1 The application site was promoted as a green field release site during the preparation of the Local Plan. It is now designated for residential development within the South Lanarkshire Local Plan which was adopted this year.

4.0 Consultations

- 4.1 **Roads and Transportation Services** – has no objections to the proposed development so long as appropriate conditions are imposed in respect of off-site road works, parking, access and the pedestrian footpath links.

Response: Noted. If planning permission is granted appropriate conditions are attached to address these points.

- 4.2 **Roads and Transportation Services (Flood Prevention Unit)** – has no objections to the proposed development so long as appropriate conditions are imposed to meet SUDS requirements.

Response: Noted. If planning permission is granted an appropriate condition is attached to address this point.

- 4.3 **Environmental Services** – has no objections to the proposed development so long as an appropriate condition is imposed to monitor dust and advisory notes are imposed in respect of noise and the assessment of ground conditions.

Response: Noted. If planning permission is granted an appropriate condition and advisory notes shall be attached to the consent to address these points.

- 4.4 **Scottish Water** – has no objections to the proposed development so long as a suitable drainage scheme is installed.

Response: Noted. If planning permission is granted an appropriate condition has been imposed to ensure that any scheme constructed is to Scottish Water's satisfaction.

- 4.5 **SEPA** – has no objections to the proposed development so long as a suitable drainage scheme is installed in accordance with SUDS requirements and that any discharge of surface water to the water environment is in accordance with the terms of the Water Environment (Controlled Activities)(Scotland) Regulations 2005.

Response: Noted. If planning permission is granted appropriate conditions shall be imposed to ensure that any scheme constructed is to SEPA's satisfaction.

- 4.6 **Education Resources** – has no objections to the proposed development.

Response: Noted.

- 4.7 **Cambuslang Community Council** – has no objections to the proposed development.

Response: Noted.

- 4.8 **West of Scotland Archaeology Service** – has no objections to the proposed development so long as an appropriate condition is imposed to ensure that any archaeological remains found on the site are protected.

Response: Noted. If planning permission is granted an appropriate condition shall be imposed.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out. In addition the proposal was advertised as Development Potentially Contrary to the Development Plan as on submission of the planning application the site was at the time designated as Greenbelt under the Cambuslang/Rutherglen Local Plan. However the site is now a

designated housing site within the newly adopted South Lanarkshire Local Plan. In relation to the planning application 82 letters of objection have been submitted. In addition to these letters of representation 87 letters of representation were submitted during the preparation of the South Lanarkshire Local Plan but after the period allowed for comments to be submitted in respect of proposed sites and after the completion of the Inquiry process set aside for considering objections. The contents of both sets of letters cover similar points.

5.2 The grounds of objection are summarised below:

- (a) **The proposed development would result in alterations or the removal of greenery on the boundaries of East Greenlees Drive and East Greenlees Crescent.**

Response: This southern edge of East Greenlees Drive and East Greenlees Crescent would no longer form the edge to the adjoining Green Belt. On this basis the applicant proposes to form a 10 metre wide buffer, containing structure landscaping, along the new southern edge to the Green Belt.

- (b) **The proposed development would result in a temporary or permanent access to any workers of the development via East Greenlees Drive and East Greenlees Crescent.**

Response: The applicant does not propose to form any pedestrian or vehicular link during the construction period of the development or afterwards. Notwithstanding it is proposed that if planning permission is granted an appropriate condition be imposed to ensure this does not occur.

- (c) **The proposed development would result in the loss of the fields adjacent to East Greenlees Drive and East Greenlees Crescent.**

Response: The application site was promoted and approved as a housing site through the Local Plan process.

- (d) **The proposed development would put children's lives at risk and the freedom of outdoor play would be greatly reduced or stopped.**

Response: After consultation Roads and Transportation Services are satisfied subject to conditions that the proposed development is acceptable. These conditions shall be imposed if planning permission is granted.

- (e) **The residents of East Greenlees Drive and East Greenlees Crescent and the users of Cambuslang Park will be put at risk due to the increase in traffic.**

Response: As detailed in response to objection (d) above.

- (f) **The proposed development would have a negative result on the lifestyle of the residents East Greenlees Drive and East Greenlees Crescent.**

Response: Noted. The proposed development's impact on the residential amenity of the area will be fully considered in the Assessment and Conclusions section of the report.

- (g) **The last proposed development by Wimpey for this site resulted in a Public Local Inquiry at which the Green Belt was redrawn to a more definable line along East Greenlees Road. Nothing has changed to alter the need to change the redefined Green Belt. Housing needs are being met.**

Response: This site contributes to the identified need for housing sites in the Cambuslang/Rutherglen area and was assessed against the criteria established for considering potential green field releases, prior to it being included in the SLLP.

- (h) **The proposed development would result in more flooding. New flats that have been erected on ground adjacent to the site have put a much greater burden on the drainage system at the site and there have been several floods over the past year. Notwithstanding this there is already a flooding problem coming from the site into East Greenlees Drive.**

Response: After consultation SEPA, Scottish Water and the Council's Flood Prevention Unit are satisfied subject to conditions that the proposed development is acceptable. These conditions shall be imposed if planning permission is granted.

- (i) **The new residents within the development would use the existing 'rat run' along East Greenlees Road, Cairns Road and Croft Road to avoid the bottleneck at Cambuslang Main Street and Greenlees Road, especially if access is made through the existing East Greenlees estate. There have already been a number of accidents on Cairns Road and the increase in volume of traffic may lead to a fatality.**

Response: As detailed in response to objection (d) above.

- (j) **Cambuslang Park is well used and there is insufficient parking to meet the demands on its use leading to people parking on Cairns Road. This results in difficulties for pedestrians trying to cross the road safely.**

Response: As detailed in response to objection (d) above.

- (k) **Trying to get across East Greenlees Road from East Greenlees Drive is difficult, particularly in the mornings. For pedestrians this is especially difficult and will only get worse with the increase in traffic.**

Response: As detailed in response to objection (d) above.

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

6.0 Assessment and Conclusions

- 6.1 The applicant seeks planning permission for the erection of 44 dwellinghouses on land to the rear of East Greenlees Drive and East Greenlees Crescent, Cambuslang. The main considerations in determining this application are its compliance with local plan policy, road safety and its impact on the visual and residential amenity of the surrounding area.
- 6.2 The adopted South Lanarkshire Local Plan identifies the application site as being a proposed housing site under Policy RES2 and the principle of the use of the site for residential development is therefore acceptable. In addition to Policy RES2, Policy RES5 – Affordable Housing also requires consideration.
- 6.3 Policy RES5 recognises the need to provide housing to meet the needs and demands of a diverse population and provides guidance on how to assess the provision of this type of housing. In assessment it is not considered that the application site is an appropriate location for affordable housing given its location on the southern edge of Cambuslang and given the remainder of the site would be made up of four bedroom units. On this basis it is considered that an affordable housing contribution would be required in the form of a commuted sum. The consent therefore shall be withheld until £20,000 is paid as a contribution towards this purpose.
- 6.4 In terms of road safety Roads and Transportation Services are satisfied that the proposed development is acceptable as long as appropriate conditions are attached

regarding vehicular access and footpaths, off-street parking and off site road works. These conditions have been duly attached. Whilst concerns have been raised by adjoining residents regarding the proposal's impact on road safety and traffic flow I am satisfied that on this basis the proposal is acceptable.

- 6.5 With regard to the proposal's impact on amenity relevant criteria for the assessment of the development in this respect are laid down within Policies DM1 – Development Management and ENV31 – New Housing Development of the adopted local plan. Further standards can be found within the Council's Residential Development Guide. In assessment it is considered that the design, layout and form of the development is appropriate to the area, provision has been made for open space which can be used to include a play area (condition attached), existing levels of amenity will be protected for adjoining residents and for future residents of the dwellings and appropriate infrastructure can be formed to serve the development. It is therefore considered that the proposed development is in accordance with Policies DM1 and ENV31 of the adopted local plan as well as the terms of the Council's Residential Development Guide.
- 6.6 Whilst a number of concerns were raised by adjoining residents I am satisfied that these concerns have been addressed and appropriate conditions have been attached where necessary. It is not considered that the grounds raised are sufficient to warrant the refusal of this planning application.
- 6.7 The application site is a designated housing site within the local plan and for the reasons detailed above I am satisfied that the design and layout of the proposed development is acceptable, subject to the conditions attached. It is therefore recommended that planning permission is granted.

7 Reason for Decision

- 7.1 The proposed development is in accordance with Policies RES2, DM1 and ENV31 of the adopted South Lanarkshire Local Plan as well as the terms of the Council's Residential Development Guide and would not be detrimental to the residential amenity of the area or road safety.

Colin McDowall
Executive Director (Enterprise Resources)

18 August 2009

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Cambuslang Community Council 24/10/2008
 - Scottish Water 30/10/2008
 - Education Resources 03/11/2008

Environmental Services	30/10/2008
S.E.P.A. (West Region)	24/11/2008
West of Scotland Archaeology Service	7/11/2008
Roads & Transportation Services H.Q. (Flooding)	03/03/2009
Roads & Transportation Services	28/10/2008

► Representations

- Representation from : Mr. and Mrs. A Harvey, 39 East Greenlees Drive
Cambuslang
Glasgow G72 8TY, DATED 23/10/2008
- Representation from : Iain Brown, 28 East Greenlees Drive
Cambuslang G72 8TY, DATED 28/10/2008
- Representation from : Richard Davidson, 64 Cairns Road
Cambuslang G72 8PZ, DATED 28/10/2008
- Representation from : Theresa Friel and Damian Friel, 41 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008
- Representation from : V Travers, 16 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008
- Representation from : Moira Reid, 20 East Greenlees Drive
Cambuslang , DATED 07/11/2008
- Representation from : Owner/Occupier, 17 East Greenlees Drive
Cambuslang , DATED 07/11/2008
- Representation from : Owner/Occupier, 18 East Greenlees Drive
Cambuslang , DATED 07/11/2008
- Representation from : John Dingwall and Elizabeth Dingwall, 4 East Greenlees
Drive
Cambuslang
G72 8TY, DATED 07/11/2008
- Representation from : Geraldine Kennedy, 29 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008
- Representation from : Owner/Occupier, 15 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008
- Representation from : Owner/Occupier, 23 East Greenlees Drive
Cambuslang, DATED 07/11/2008

Representation from : Archie and Linda Gilchrist, 33 East Greenlees Drive
Cambuslang , DATED 07/11/2008

Representation from : E Docherty, 35 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008

Representation from : William Small, 24 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008

Representation from : Mrs. Margaret Corbett, 22 East Greenlees Drive
Cambuslang , DATED 07/11/2008

Representation from : Owner/Occupier, 19 East Greenlees Drive
Cambuslang , DATED 07/11/2008

Representation from : Helen Harvey, 39 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008

Representation from : Anne and Michael Gallacher, 11 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008

Representation from : Janet Findly, 37 East Greenlees Drive
Cambuslang, DATED 07/11/2008

Representation from : Lynne Allen, 8 East Greenlees Drive
Cambuslang
G72 8TY, DATED 07/11/2008

Representation from : Hugh Dougan, 17 East Greenlees Drive
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, 49 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Owner/Occupier, 43 East Greenlees Avenue
Cambuslang , DATED 07/11/2008

Representation from : Owner/Occupier, 29 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : James J Lee, 16 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Owner/Occupier, 36 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Mr. and Mrs. E Gillies, 41 East Greenlees Avenue

Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Owner/Occupier, 50 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Caroline Donaldson, 38 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : James Park, 32 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Owner/Occupier, 21 East Greenlees Avenue
Cambuslang, DATED 07/11/2008

Representation from : Scott and Jenifer Anderson, 31 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Ellen McGowan, 30 East Greenlees Avenue
Cambuslang , DATED 07/11/2008

Representation from : Mr. and Mrs. Slater, 26 East Greenlees Avenue
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, 43 East Greenlees Crescent
Cambuslang, DATED 07/11/2008

Representation from : Mr. and Mrs. Kelly and Family, 41 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Owner/Occupier, 18 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Owner/Occupier, 56 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Owner/Occupier, 36 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Elspeth Watson, 50 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Hugh Walsh, 63 Greenlees Crescent
Cambuslang G72 8TX, DATED 07/11/2008

Representation from : L Boyce and K Boyce, 52 East Greenlees Crescent

Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : L Morris, 46 East Greenlees Crescent
Cambuslang , DATED 07/11/2008

Representation from : Mrs. A Hills, 10 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Mr. and Mrs. Smith, 12 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Owner/Occupier, 32 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Owner/Occupier, 39 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Anne Flannigan, 51 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Mr. and Mrs. Ballantyne, 57 East Greenlees Crescent
Cambuslang, DATED 07/11/2008

Representation from : Mrs. Helen Harkin, 62 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008

Representation from : Owner/Occupier, 26 East Greenlees Drive
Cambuslang , DATED 07/11/2008

Representation from : Iain Brown, 28 East Greenlees Drive
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, 9 East Greenlees Drive
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, 44 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Jean K Smith and John Smith, 11 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Gillian Woods, 39 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008

Representation from : Owner/Occupier, 33 East Greenlees Avenue

Cambuslang, DATED 07/11/2008

- Representation from : Yvonne Finnie, 19 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008
- Representation from : Owner/Occupier, 7 East Greenlees Avenue
Cambuslang
G72 8TZ, DATED 07/11/2008
- Representation from : Owner/Occupier, 58 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008
- Representation from : Owner/Occupier, 49 East Greenlees Crescent
Cambuslang , DATED 07/11/2008
- Representation from : Owner/Occupier, 34 East Greenlees Crescent
Cambuslang , DATED 07/11/2008
- Representation from : C Weidner, 29 East Greenlees Crescent
Cambuslang
, DATED 07/11/2008
- Representation from : Owner/Occupier, 27 East Greenlees Crescent
Cambuslang, DATED 07/11/2008
- Representation from : Owner/Occupier, 23 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008
- Representation from : S and E MaGuire, 60 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008
- Representation from : Owner/Occupier, 53 East Greenlees Crescent
Cambuslang , DATED 07/11/2008
- Representation from : Owner/Occupier, 37 East Greenlees Crescent
Cambuslang
G72 8TX, DATED 07/11/2008
- Representation from : Owner/Occupier, 5 East Greenlees Road
Cambuslang
G72 8TU, DATED 07/11/2008
- Representation from : Elizabeth Laverty, 11 East Greenlees Road
Cambuslang
G72 8TU, DATED 07/11/2008
- Representation from : Margaret Scott, 3 East Greenlees Road
Cambuslang, DATED 07/11/2008
- Representation from : Steven and Sarah Grant, 1 East Greenlees Road
Cambuslang

G72 8TU, DATED 07/11/2008

Representation from : J Lister and Beatrice Lister, 7 East Greenlees Road
Cambuslang
G72 8TU, DATED 07/11/2008

Representation from : Owner/Occupier, East Greenlees Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, East Greenlees Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, East Greenlees Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Alison Flanningan and Graeme Flanningan, East Greenlees
Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Eileen Forrest, East Greenlees Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Mrs. Ellen McKirdy, East Greenlees Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Owner/Occupier, East Greenlees Drive/Crescent
Cambuslang, DATED 07/11/2008

Representation from : Mr. Gerald Boyd, 19 Tanzieknowe Road
Cambuslang
G72 8RD, DATED 10/11/2008

Contact for Further Information

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

Gwen McCracken, Planning Team Leader, Royal Burgh House, 380 King Street,
Rutherglen G73 1DQ
Ext 5140 (Tel :0141 613 5140)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 The development hereby permitted shall be started within three 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 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.
- 5 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.
- 6 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 5 above and the play area approved under condition 7 below shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping and play area shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 7 That before any work commences on the site, a scheme for the provision of an equipped play area 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.
- 8 That prior to the completion or occupation of the last 10 dwellinghouses within the development, all of the works required for the provision of equipped play area included in the scheme approved under the terms of Condition 7 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

- 9 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.
- 10 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 9 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 11 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.
- 12 Prior to development commencing on site, a scheme of dust monitoring 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.
- 13 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 14 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads 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, including that of the field drain to be installed along the length of the northern and southern boundary of the site; 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 requirements.
- 16 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
 - a) the total predicted energy requirements and CO2 emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO2 standard;
 - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
 - c) an indication of the location and design of the on-site energy technologies; and
 - d) a maintenance programme for the on-site zero and low carbon energy

technologies to be incorporated.

- 17 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.
- 18 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.
- 19 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.
- 20 That before the dwellinghouse hereby permitted is occupied, 3 car parking spaces shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority. A single garage does not count as a parking space.
- 21 The surface of the driveways shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 22 That none of the garage driveways shall have a gradient in excess of 1:10.
- 23 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.
- 24 No development shall take place within the development site as outlined in RED on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeological Service.
- 25 That no form of vehicular or pedestrian access shall be made between the application site and the properties in East Greenlees Drive and East Greenlees Crescent without the prior written approval of the Council as Planning Authority.
- 26 That notwithstanding the terms of condition 5 above landscape works shall commence to form the 10 metre wide structured landscape buffer on completion of the 22nd dwellinghouse and this buffer shall be fully formed on completion of the 35th dwellinghouse. The landscape buffer shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 27 This decision relates to drawing numbers:

REASONS

- 1 To comply with section 58 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 the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity.
- 7 To ensure the provision of adequate play facilities within the site and in order to retain effective planning control
- 8 In order to retain effective planning control
- 9 These details have not been submitted or approved.
- 10 In order to retain effective planning control
- 11 In the interests of amenity and in order to retain effective planning control.
- 12 To minimise the risk of nuisance from dust to nearby occupants.
- 13 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.
- 14 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 15 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 To secure a reduction in carbon dioxide emissions.
- 17 To secure the timeous implementation of on-site zero and low carbon energy technologies.
- 18 In the interest of public safety
- 19 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 20 To ensure the provision of adequate parking facilities within the site.
- 21 In the interest of public safety
- 22 In the interest of public safety
- 23 These details have not been submitted or approved.
- 24 In order to safeguard any archaeological items of interest or finds.
- 25 In the interests of amenity and in order to retain effective planning control.
- 26 In the interests of amenity and in order to retain effective planning control.
- 27 For the avoidance of doubt and to specify the drawings upon which the decision was made.

For information only

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