

# Report

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

Application no.	P/19/1856
Planning proposal:	Erection of 15 flats (3 storey block), 9 dwellinghouses (semi-detached and terraced), formation of access road, associated parking and landscaping

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Nutrire Ltd.
Location:	Columba Social Club 52 Carlowrie Avenue Blantyre

## 2 Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

### 2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other information

- ♦ Applicant's Agent: Robert Chalmers
- ♦ Council Area/Ward: 15 Blantyre
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan**
  - Policy 1 – Spatial Strategy
  - Policy 2 – Climate Change
  - Policy 4 – Development Management and Place Making
  - Policy 6 – General Urban Area/Settlements
  - Policy 12 – Housing Land
  - Policy 13 – Affordable Housing and Housing Choice
  - Policy 15 – Natural and Historic Environment
  - Policy 16 – Travel and Transport

**South Lanarkshire Local Development Plan:  
Supplementary Guidance**

**Development Management, Place Making and  
Design SG**

Policy DM1 – Design

Policy DM 13 – Development within General Urban  
Area/Settlements

**Sustainable Development and Climate Change  
SG**

Policy SDCC2 – Flood Risk

Policy SDCC3 – Sustainable Drainage System

Policy SDCC4 – Water Supply

Policy SDCC5 – Foul Drainage and Sewerage

Policy SDCC10 – Sustainable Transport

**Residential Design Guide**

**South Lanarkshire Local Development Plan 2  
(proposed)**

Policy 1 – Spatial Strategy

Policy 2 – Climate Change

Policy 3 – General Urban Areas/Settlements

Policy 5 – Development Management and Place  
Making

Policy 11 – Housing

Policy 12,- Affordable Housing

Policy 14 – Natural and Historic Environment

Policy 15 – Travel and Transport

Policy DM1 – New Development Design

Policy DM15 – Water Supply

Policy DM16 – Foul Drainage and Sewerage

Policy SDCC2 – Flood Risk

Policy SDCC3 – Sustainable Drainage Systems

Policy SDCC4 – Sustainable Transport

◆ **Representation(s):**

▶	3	Objection Letter
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads (Development Management Team)

Roads (Flood Risk Management)

Environmental Services

Housing Services

Arboricultural Services

Scottish Water

SEPA

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application relates to the site of the former Columba Social Club which was located on the north side of Carlowrie Avenue, Blantyre, at its junction with Blantyre Farm Road. The former buildings associated with the club have been demolished and the site is now vacant. A number of trees are found within the suite around its boundaries.
- 1.2 The site is bound to the north and east by public amenity space which contains further wooded areas and a footpath network. Residential properties are found on the southern side of Carlowrie Avenue and to the west, beyond Blantyre Farm Road. An area of mature planting exists along the Blantyre Road frontage. Access to the site is directly from Carlowrie Avenue.

## **2 Proposal(s)**

- 2.1 The applicants propose, on behalf of Clyde Valley Housing Association to redevelop the site for residential purposes. The development will comprise, 9 semi-detached and terraced properties and a 3 storey flatted development (15 units).
- 2.2 A new central access road will be formed from Carlowrie Avenue, with the residential dwellings located either side. The flatted development will be located at the north-west corner of the site, adjacent to Blantyre Farm Road. A parking court will be located adjacent to the flats with individual parking spaces provided to serve remaining properties. Minor alterations have been undertaken to address concerns raised through the processing of the application.
- 2.3 The proposed development layout will require the removal of the trees within the site.
- 2.5 In support of their proposal the applicant has submitted a Habitat Survey, Tree Survey and a Flood Risk Assessment.

## **3 Background**

### **3.1 Local Plan Policy**

- 3.1.1 In determining planning applications, the Council must assess the proposal against the policies contained within the adopted South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 Given the nature of the application, it is considered that Policies 1 – Spatial Strategy, 2 – Climate Change, 4 – Development Management and Place Making, 6 – General Urban Area/Settlements, 12 – Housing Land, 13 – Affordable Housing and Housing Choice, 15 – Natural and Historic Environment and 16 – Travel and Transport are appropriate to the determination of this application. In addition, the Policies and Guidance within the Council's adopted Supplementary Guidance are of relevance; namely Development Management, Place Making and Design SG (Policies DM1 – Design and DM 13 – Development within General Urban Area/Settlements),

Sustainable Development and Climate Change SG (Policies SDCC2 – Flood Risk, SDCC3 – Sustainable Drainage System, SDCC4 – Water Supply, SDCC5 – Foul Drainage and Sewerage and SDCC10 – Sustainable Transport) and the Council's approved Residential Design Guide.

3.1.3 In addition, on 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) (SLLDP2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the 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, Policies 1 – Spatial Strategy, 2 – Climate Change, 3 – General Urban Areas/Settlements, 5 – Development Management and Place Making, 11 – Housing, 12 – Affordable Housing, 14 – Natural and Historic Environment, 15 – Travel and Transport, DM1 – New Development Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC2 – Flood Risk, SDCC3 – Sustainable Drainage Systems and SDCC4 – Sustainable Transport are relevant.

3.1.4 The aim of the above policies and guidance is to seek a development that is appropriately designed, located, serviced and results in no adverse impact on the surrounding area. 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 Planning Background

3.2.1 Whilst it is noted that an application, on behalf of the property owner, in terms of the "Prior Notification for the Demolition" of the former club was submitted, it was returned as the works were Permitted Development under the Town and Country Planning (Scotland) Act 1997.

## 4 Consultation(s)

4.1 **Roads (Development Management)** – have advised that they have no objections to the proposal, subject to conditions relative to access standards and restriction in construction deliveries during school term.

**Response:** - Appropriately worded conditions can be incorporated into any consent to address the matters raised.

4.2 **Roads (Flood Risk Management)** – have advised that they have no objections to the proposal, subject to conditions relative flood management and drainage

**Response:** - Appropriately worded conditions can be incorporated into any consent to address the matters raised.

4.3 **Environmental Services** – have confirmed that they have no objection to the proposal subject to the inclusion of an informative relative to construction noise.

**Response:** - An appropriately worded informative can be attached to any consent to address this matter.

4.4 **Housing Services** – have confirmed that the site is included within the Strategic Housing Investment Plan (SHIP) as a priority site for Scottish Housing affordable grant funding approval, under Link HA, for the financial year 2023/204 but are happy for it to go ahead at this time.

**Response:** - Noted.

- 4.5 **Arboricultural Services** – 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:** - It is confirmed that the proposed development will result in the removal of the trees within the site. 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 tree covered area adjoining the site.

- 4.6 **Scottish Water** – have offered no objections to the proposed development.

**Response:** - Noted.

- 4.7 **SEPA** – have offered no response.

**Response:** - Noted.

## **5 Representation(s)**

- 5.1 Neighbour notification procedures were undertaken in respect of the initial submission. Three letters of representation were received following the undertaking of this process. The grounds of objection are summarised as follows:

**a) Loss of Privacy**

**Response:** Given the proposed layout and the development's relationship with surrounding properties, there is unlikely to be any significant impact on existing properties in this regard. The proposed development accords with the general aims of applicable policies and guidance, in this instance.

**b) Road safety concerns – increased traffic**

**Response:** It is considered that the scale of development proposed will not have a significant impact on the surrounding road network. The site is capable of accommodating the proposed development and access has been designed in accordance with roads guidelines. Furthermore, it is noted that Roads and Transportation Services do not support these concerns, having offered no objections on these grounds.

**c) Noise**

**Response:** Given the nature of development works, it is likely that there will be a level of noise and disturbance associated with the proposal. However, through appropriate on-site management, such issues should be limited. It is also unlikely that, once completed and occupied, there would be any significant concerns in this regard. It is noted, however, that any such issues would be more appropriately addressed through environmental legislation rather than the planning process.

**d) Additional waste management issues**

**Response:** The proposed development will be provided with an appropriate level of refuse bins and, as such, there should be no additional impact in terms of the concern raised.

**e) Flatted development is out of keeping with area**

**Response:** It is accepted that, currently, there are no flatted properties within the proximity of the application site. However, the provision of such structures is not an uncommon feature within many residential areas. Furthermore, it is considered that, given the location of the proposed flats, they will not appear out of character with surrounding properties and will not detract from the amenity of the surrounding area.

**f) Impact on water and sewerage infrastructure**

**Response:** The proposed development is located within an established urban area where sufficient capacity exists. It is noted that Scottish Water offered no objections to the proposal on these grounds.

- 5.3 These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

**6 Assessment and Conclusions**

- 6.1 This application proposes the erection of a residential development (comprising 24 units) with associated parking and amenity space within land associated with the former Columba Club in Blantyre.
- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.3 The adopted South Lanarkshire Local Development Plan (SLLDP) seeks to ensure that future development takes place in a sustainable way, whilst recognising the need for economic growth and regeneration (Policies 1 – Spatial Strategy and 2 – Climate Change). The proposal accords with these aims as it relates to the redevelopment of a site within an established urban area with good links to public transport; with the site itself providing reduced on-site parking provision, the capability for electrical vehicle charging points and facilities for bicycle storage. Within the adopted plan, the site is designated as being within a general residential zoning (Policy 6). Furthermore, it is noted that whilst not originally identified as forming part of the Council's Housing Land Supply within the adopted SLLP, the site is now included (ref HM3414) and within the 2019 South Lanarkshire Strategic Housing Investment Plan for public sector housing. Policy 12 of the SLLDP supports development of such sites. The principle of use of the site for residential purposes is acceptable in this regard, subject to compliance with normal development management criteria.
- 6.4 The matters considered appropriate in the determination of this application are set out within Section 3.1.3 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 cognisance of appropriate guidance and the area within which it is located. Having considered the design and layout of the revised proposal, it is considered that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance.

- 6.5 With regard to the detailed design of the development, it is considered that the proposal is acceptable and will be in keeping with the existing development in the surrounding area, which contains a mix of building styles. Given the design and layout of the proposed development, and its relationship with existing properties adjoining the site, it is also considered that there would be no significant detrimental impact to the amenity or overlooking issues, as a result of the introduction of this development. The redevelopment of this vacant site will bring the area back into beneficial use and enhance the overall amenity at this location. The proposed external material finishes raise no issues given the current mix within the area. The proposed development raises no road safety, amenity or privacy concerns and, therefore, accords with aims of Policies 4, 15, DM 1, DM7, DM13 of the SLLDP and supporting supplementary guidance.
- 6.6 The application site is within an urban location where sewerage and water infrastructure connections can be easily accessed. In addition, the site will incorporate a suitably designed urban drainage system, to be conditioned should consent be given, to serve the development. On this basis it is considered that the proposal raises no issues in terms of Policies SDCC3, SDCC 4 and SDCC 5 within the adopted SLLDP's supplementary guidance on Sustainable Development and Climate.
- 6.7 In terms of Policies 16 and SDCC10, which relate to the promotion of sustainable travel, the Council requires that new development schemes recognise the needs of cyclists and incorporate electric vehicle charging points within the development. In this regard it is noted that a secure bicycle storage facility will be provided within the development. The incorporation of vehicle charging points can be addressed through the use of an appropriately worded condition.
- 6.8 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. It is considered that the proposal accords with Policies 1, 2, 3, 5, 11, 14, 15, DM1, DM7, DM15, DM16, SDCC3 and SDCC4, – Sustainable Transport contained in the proposed plan.
- 6.8 Whilst third party representations have been received, it is considered that the issues raised are not of sufficient weight or merit, either individually or collectively, to justify the refusal of the application in this instance. No specific concerns have been raised by the various consultees that cannot be addressed through the use of appropriate conditions and/or informatives, where necessary.
- 6.9 In conclusion, and having considered all of the above, it is considered that the proposal accords with the policies contained in both the adopted South Lanarkshire Local Development Plan, and its supplementary guidance, and emerging South Lanarkshire Local Development Plan 2.
- 6.10 On the basis of the above, it is recommended that planning permission be granted, subject to the conditions listed.



## 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, 2 – Climate Change, 4 - Development Management and Placemaking, 6 – General Urban Area/Settlements, 12 – Housing Land, 13 – Affordable Housing and Housing Choice, 15 – Natural and Historic Environment, 16 – Travel and Transport, DM1 – Design, DM 13 – Development within General Urban Area/Settlements, SDCC2 – Flood Risk, SDCC3 – Sustainable Drainage System SDCC4 – Water Supply, SDCC5 – Foul Drainage and Sewerage and SDCC10 – Sustainable Transport).

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, 2 – Climate Change, 3 - General Urban Areas, 5 - Development Management and Place Making, 11 – Housing, 12 – Affordable Housing, 14 – Natural and Historic Environment, 15 – Travel and Transport, DM1 – Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC2 – Flood Risk SDCC3 – Sustainable Drainage Systems and SDCC4 – Sustainable Transport).

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

- ◆ P/18/0960

### List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 17.12.2019
  
- ▶ Consultations
  - Roads (Development Management Team) 31.01.2020
  - 06.03.2020
  - Environmental Services 09.01.2020
  - Scottish Water 10.12.2019
  - Roads (Flood Risk Management) 27.01.2020
  - Housing Services 20.12.2019
  - Arboricultural Services 03.02.2020
  - SEPA 17.12.2019

► Representations	Dated:
Mr James Shield, 23 Nairn Avenue, Blantyre G72 9NF	05.01.2020
Mrs Kerry Stirling, 8 Dalcraig Crescent, Blantyre G72 9LW	04.01.2020
Mrs Lesley Tester, 95 Linnhe Place, Blantyre G72 9NE	10.04.2020

**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

Phone: 01698 454970

Email: [james.watters@southlanarkshire.gov.uk](mailto:james.watters@southlanarkshire.gov.uk)

## Detailed planning application

Paper apart – Application number: P/19/1856

### Conditions and reasons

01. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. 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 02 shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. 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. This shall include dropped kerb footway crossings both side of the private access and ensure that no fencing, vegetation, shrubs, trees, etc. above the height of 900mm are located within the sightlines.

Reason: In the interests of traffic and public safety.

06. 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, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

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

07. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: 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.

08. 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.

09. 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.

10. That prior to works commencing on site, unless otherwise agreed in writing with the Council as Planning Authority, a development plan shall be submitted to the Council for approval, and no work shall begin until the plan has been approved in writing.

Following approval, the development shall be implemented in accordance with the approved scheme.

The submitted information shall include details for:

- material storage/site compound
- material delivery arrangements and management
- construction staff facilities
- provisions for construction worker and visitor parking and parking provision of the existing operation(s) on site during construction works
- procedures for dust control
- procedures for the avoidance of mud and debris being carried onto the public road (wheel washing, street cleaners etc.)

- procedures for the avoidance of restrictions to traffic movements within the area, due construction traffic/deliveries using the local road network in the vicinity of the development site, particularly during peak time for local educational facilities.

Reason: These details have not been provided or approved and in the interests of amenity and road safety.

- 11 That the developer shall ensure that (prior to the development becoming occupied) the environmental and neighbourhood noise levels (including noise from industrial, commercial and transport sources) comply with the following-

Part 1

Between the hours of 08:00 and 20:00 the measured noise rating level emitted from any pre-existing industrial or commercial premises ( $L_{Ar,1hr}$ ) shall not exceed the background noise level ( $L_{A90,30 min}$ ) by more than 4dB within the curtilage of the new residential development. This shall be measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development. Between the hours of 20:00 and 08:00 the noise rating level emitted from any pre-existing industrial or commercial premises ( $L_{Ar,15 min}$ ) shall not exceed the background noise level ( $L_{A90,30min}$ ) by more than 4dB. This shall be measured in accordance with BS4142:2014 at the proposed development.

Part 2

The internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows-

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an  $L_{Aeq,16hr}$  of 40dB daytime (07:00 – 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an  $L_{Aeq,8hr}$  of 30dB night-time (23:00 – 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an  $L_{Amax}$  of 45dB night-time (23:00 – 07:00).
- d) The external levels shall not exceed an  $L_{Aeq,16hr}$  of 50dB daytime in any garden amenity areas, when measured free-field

Part 3

The Internal Noise Rating Values, within the residential property and resultant from the neighbourhood (industrial and commercial) and neighbour noise (installed services), shall not exceed-

- NR25 between 23.00hrs and 08.00hrs
- NR35 between 08.00hrs and 23.00hrs

Reason: To minimise noise disturbance to adjacent occupants.

- 12 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) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
- (b) details of any top-soiling or other treatment to the ground;
- (c) proposals for the initial and future maintenance of the landscaped areas;
- (d) details of the phasing of these works;

and no work shall be undertaken on the site until approval has been given to these details.

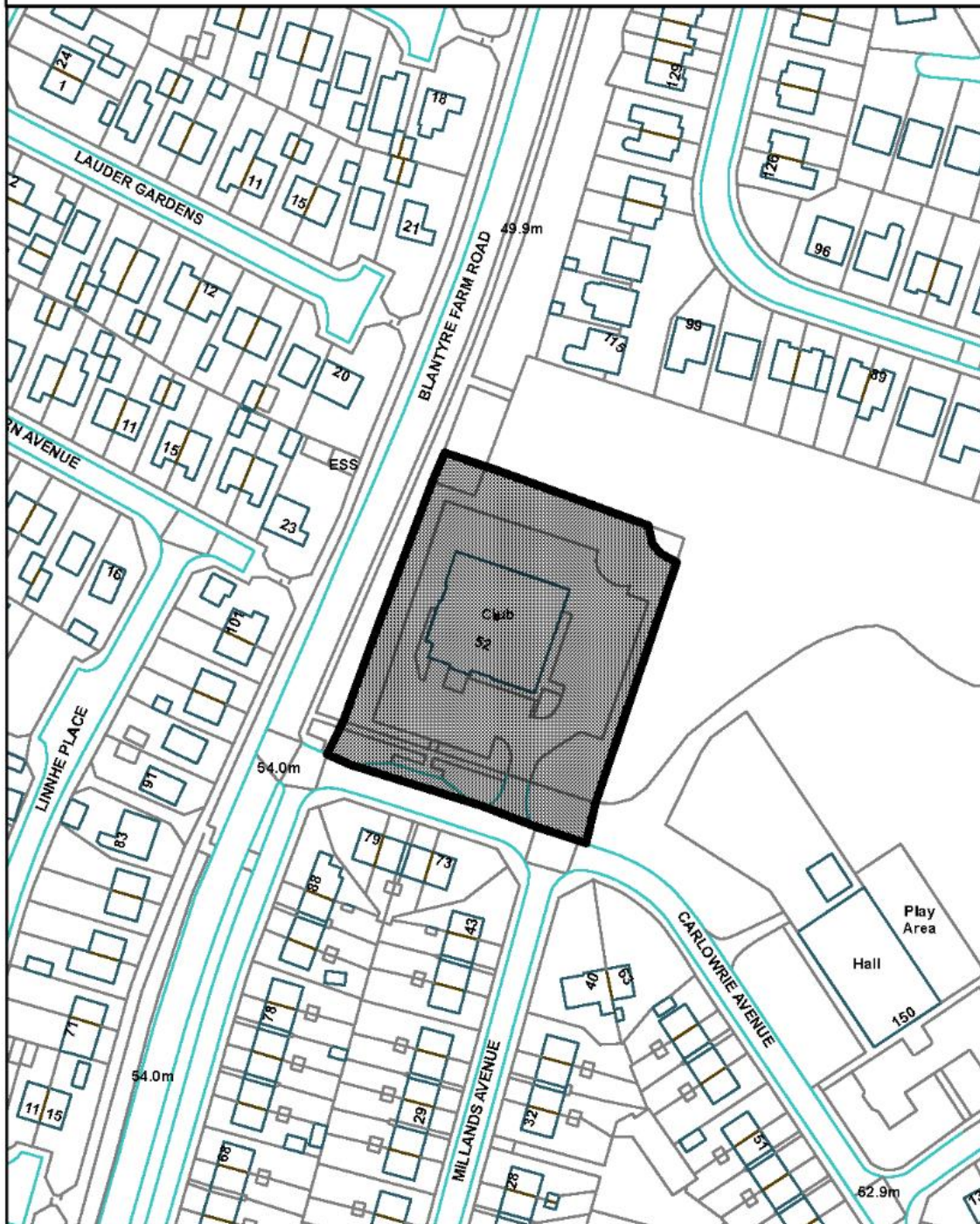
Reason: To ensure the appropriate provision of landscaping within the site.

- 13 That before any of the flatted units hereby approved are occupied, unless otherwise agreed in writing with the Council as Planning Authority, the storage and collection of refuse within the development shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are and operational.

P/19/1856

Columba Social Club, 52 Carlowrie Avenue, Blantyre



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Scale:  
1:1,250  
Date:  
01/04/2020



**South Lanarkshire Council**  
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