

Report

Report to:	Planning Committee
Date of Meeting:	10 August 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/0555
Planning proposal:	Material placement, remodelling and landscaping of western open space area of masterplan site (amendment to planning consent (CR/15/0004))

1 Summary application information

Application type:	Detailed planning application
Applicant:	Taylor Wimpey West Scotland Ltd
Location:	Newton Farm Newton Farm Road Cambuslang G72 7UQ

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:
- ♦ Council Area/Ward: 14 Cambuslang East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2**
Policy 1 Spatial Strategy
Policy 2 Climate change
Policy 3 General Urban Areas
Policy 5 Development Management and Placemaking

♦ **Representation(s):**

▶	52	Objection Letters
▶	3	Support Letters
▶	2	Comment Letters

♦ **Consultation(s):**

Environmental Services

Countryside and Greenspace

Halfway Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to an existing area of open space within the existing Newton Farm Community Growth Area (CGA). The site covers an area of 1.2ha and sits behind Mitchell Avenue, Westburn which is to the south. To the north-east/east are two housing 'pods' currently under construction by the applicants - Taylor Wimpey - and to the north are two groups of trees within a larger area of open space. To the south of the site is the Newton Burn and several mature trees. The site runs up from the Newton Burn to the two areas of trees in a south to north direction. Currently, there is an informal footpath running through the area and a formal path running to the east and north-east of the site. A significant area of open space is located within the overall CGA, including the application site.

2 Proposal(s)

- 2.1 The applicants - Taylor Wimpey - propose the regrading, remodelling and landscaping of an existing area of open space within the Newton Farm CGA. These works will include significant tree and shrub planting. Specifically, this planting will consist of native trees such as Alder, Birch and Hazel together with plants such as Hawthorn, Aspen and Blackthorn. Whilst a new footpath will be formed to the east and north-east of the site, no formal footpath will go through the application site. To facilitate these works, soil will be imported from the adjacent housing sites to the east and north-east which the applicants are currently developing (Pods 2I and 2J). As part of the application, the applicants have submitted an updated ecological survey.

3 Background

3.1 Local Plan Status

- 3.1.1 In determining this planning application the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (2021).
- 3.1.2 In this instance the relevant policies are 1 – Spatial Strategy, 2 – Climate Change, 3 – General Urban Area/Settlements 5 – Development Management and Placemaking.

3.2 Planning Background

- 3.2.1 The site is identified as open space as part of the previously approved Newton Farm Community Growth Area (CR/09/139). Consent was also previously granted for earthworks on site as part of the distributor road consent granted in 2015 (CR/15/0004)

4 Consultation(s)

- 4.1 **Countryside and Greenspace** – no objections.
Response: Noted.
- 4.2 **Environmental Services** – no objections subject to a condition relating to dust management.
Response: Noted. This condition will be attached to a consent issued.
- 4.3 **Halfway Community Council** - object to the planning application on the following basis:-

The proposal to move substantial amounts of soil to the proposed site is not and has never been part of the approved masterplan at Newton farm. While it is appreciated that Taylor Wimpey owns this land and are looking to reduce their costs at the same time as reducing their carbon footprint, we believe there are significant concerns around the land, wildlife and natural flora and fauna to support this application being rejected. We have concerns that the action of moving, dumping and then landscaping many, many tonnes of soil on this small area of greenbelt would significantly disrupt the natural habitat of the local wildlife on this site. They have already had their habitat significantly disturbed by the huge amount of residential development in Newton farm as witnessed by locals. While we understand there is no plan to remove existing trees or shrubs the very action of moving the soil could easily damage and/or destroy nearby plants/ trees/ shrubs some of which are protected themselves and some of which we know are the homes and habit of protected species.

The local community wish for the remaining areas of natural greenbelt to remain 'as is' and not to be further disturbed and developed.

No objection to the planting of additional trees and shrubs to enhance the area.

Response: All works proposed and those carried out previously have been supervised by an ecologist. In addition, the updated ecological survey has raised no issues for the application site. The works proposed will increase the quality of open space with new, native species whilst protecting flora and fauna. In addition, native planting is proposed with a view to encouraging wildlife back into the area.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken, and the proposal was advertised in the Rutherglen Reformer for non-notification of neighbours. Following this, 52 letters of representation, 3 letters of support and 2 letters of comment have been received. The points raised are summarised as follows:

- a) **This is a thriving wildlife natural habitat which thrives year on year. We have been told that there would never be anything built on this piece of land due to protected species and trees within this area. This area offers the local resident's outdoor space in an area which over the years has become more built up.**

Response: No construction is proposed, and no habitats are being destroyed. This has been confirmed by the ecological survey. The application site will be re-graded and additional native planting will take place. This will further increase the biodiversity and will improve access for both the public and wildlife.

- b) **There is no need for the path.**

Response: There is no new path proposed through the application site. Whilst a proposed path is being formed to the east of the site, it is part of the previously approved masterplan. The site will see improved open space with the introduction of additional native species.

- c) **The RSPCA have been called on many occasions due to wildlife being displaced. Noise coming from machinery and lorries causes disruption on our roads and streets. Granting the proposal will encourage the applicants to develop further.**

Response: It is acknowledged that there has been a significant amount of construction work in the locality, however this proposal is for landscaping work to provide improved open space. As soil is being imported from the neighbouring sites, lorry movement will be significantly reduced. There is no more housing proposed beyond what is within the masterplan. All works on site have been supervised by a qualified ecologist and all proposed works will have no detrimental impact on biodiversity.

d) The works will generate significant dust in the vicinity.

Response: A dust monitoring condition will be attached to any consent granted. This will ensure that the applicants will be required to take steps to prevent dust emanating from the regrading of the land.

e) The Council has consistently sold land to developers over the last decade with no thought for the wildlife.

Response: The land being developed is private and there has been no Council involvement in ownership. The entire masterplan site has been designed in conjunction with an ecologist. There is a significant area of open space retained within the entire masterplan site, amounting to approximately 50% of the CGA.

f) The woods have been there for well over a century.

Response: No trees will be removed as a result of the proposed works. Additional native trees will be planted.

g) Without some explanation of the technical background to this proposal and the benefits it will bring to the communities and the existing wildlife in the area, the work appears to be an unnecessary disruption to one of the few pieces of land in the area where no housebuilding or associated work is taking place.

Response: The proposal is the result of the importation of soil from the housing sites adjacent. It will allow the grassed area to be regraded and improved by virtue of native planting of trees and shrubs. In addition, the works will prevent soil being moved off site thereby reducing lorry movements and the associated carbon footprint.

(h) The plans are not clear about where trees are to be planted, the three circles right behind Lapwing drive plots 33-38. There is concern if trees are planted right behind the house as they will block sunlight to the adjacent properties and affect house insurance.

Response: There is no new planting proposed adjacent to any housing. The trees shown behind plots 33-38 are existing and will be retained.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The determining issue in this instance is the proposal's compliance with local development plan policy and any other material considerations. In this instance the adopted South Lanarkshire Local Development Plan 2 (2021) supports the use of the site as a Community Growth Area for residential development with associated open space. Thus, in general land use and policy terms the principle of the proposed landscaping is acceptable.

- 6.2 This application is for the material placement of earth from two housing areas which are currently under construction. In this regard, the principle of the formal open space provision development has been firmly established by approval of planning permission in principle (PPP). This was granted in September 2014 following Committee approval in 2010.
- 6.3 With regard to the adopted South Lanarkshire Local Development Plan 2 (SLLDP2), the application site, as stated above, is identified as being both a proposed housing masterplan site as per Policy 1 – Spatial Strategy and located within a general residential area where Policy 3 applies. All planning applications are subject to policy 5 – Development Management and Placemaking. Both policy 3 and policy 5 require all proposals to take account of their surroundings and not result in a detrimental impact on amenity.
- 6.4 As with all applications, it requires to be assessed in terms of Climate Change where policy 2 is relevant. It is considered to be in accordance with the overarching principles relating to climate change issues as set out in Policy 2. This is due not only to the re-use of soil from elsewhere in the CGA but, more importantly, the additional planting and encouragement of new habitats. The site, covering an area of approximately 10.7ha, will be retained for open space with new native species being planted. This will include Alder, Birch and Hazel trees and Hawthorn, Blackthorn and Aspen shrubs. Moreover, the site will be re-graded by virtue of using soil from an adjacent construction site. This will reduce vehicular movement around the vicinity of the site and will avoid the need for material to be placed off site. The site is currently open space and will continue to be open space with additional native planting.
- 6.5 Currently, the site is an area of open space, and this will not change. It has not been designed for formal use in that there is no footpath or other facility being proposed. The site will be available for informal use as with the majority of the open space in Newton CGA. The proposal has also been assessed by the Council's Countryside and Greenspace Service who have offered no objections. In addition, the updated ecological survey has not raised any concerns in relation to biodiversity. In this regard, I am satisfied that the proposal complies with policies 2, 3 and 5, respectively.
- 6.6 A number of representations have been received raising concerns over the loss of ecological habitat, trees and increased housebuilding. The proposal will allow the site to increase the planting of native species and as per the aim of the masterplan, will improve open space. Whilst a significant amount of housebuilding has taken place throughout the CGA, 50% of it is useable open space and 100% of the application site will be open space. In addition, no consultees have raised any objections.
- 6.7 Given the above, I am satisfied that the proposal will have no negative impact on amenity and complies with all the relevant policies in the adopted South Lanarkshire Local Development Plan 2.

7 Reasons for Decision

- 7.1 The proposal will have no detrimental impact on amenity and complies with policies 1, 2, 3 and 5 of the adopted South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 21 July 2021

Previous references

- ◆ CR/09/0139
- ◆ CR/15/0004

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Consultations
 - Environmental Services 02.06.2021
 - Countryside and Greenspace 17.05.2021
 - Halfway Community Council 20.06.2021
- ▶ Representations Dated:
 - Miss Jennifer Laming, 7 Honeysuckle Drive, Newton Farm, Glasgow, G72 6PE 06.05.2021
 - Mrs Carolann Walker, 150 Westburn Road, Glasgow, G72 7SZ 06.05.2021
 - Mr Ross Cunningham, 71 Mitchell Avenue, GLASGOW, G72 7SJ 07.05.2021
 - Mrs Christina Maschinsky, 36 Henderson Avenue, Glasgow, G72 7SA 07.05.2021
 - Miss Donna Clements, 50 Mitchell Ave, Westburn, Glasgow, G72 7SG 06.05.2021
 - Mrs Maureen Dolan, 73 Mitchell Ave, Westburn, Glasgow, G72 7SJ 07.05.2021
 - Miss Gillian Woods, 27 Redlawood Road, Cambuslang, G72 7UZ 06.05.2021
 - Mrs Sadie McGrath, 7 Northbank Street, Westburn Cambuslang, Glasgow, G72 8LB 06.05.2021
 - Mrs Margaret MacDonald, 14, Henderson Avenue, Cambuslang, G72 7SA 06.05.2021
 - Mrs Michelle How, 15 Northbank Avenue, Cambuslang, G72 7TF 07.05.2021

Miss Jennifer Hamilton, 117 Westburn road, Cambuslang, G72 7SU	14.05.2021
Mrs Karen Crooks, 57 Henderson Ave, Westburn village, Cambuslang, G72 7SB	06.05.2021
Miss Angela Park, 6 Lockhart Drive, Cambuslang, G72 7RU	06.05.2021
Mrs Jacqueline Campbell, 26 Mitchell Ave, Westburn Cambuslang, Glasgow, G72 7SQ	06.05.2021
Miss Charlene Gartshore, 18 Westburn avenue, Glasgow, G72 7RY	06.05.2021
Mr Brian Hay, 22 Northbank Ave Westburn, Glasgow, G72 7TF	06.05.2021
Mr Craig Crawford, 55 Henderson Avenue, Cambuslang, Glasgow, G72 7SB	06.05.2021
Miss Angela McNally, 29 McIver Street, Westburn, Cambuslang, G72 7TA	06.05.2021
Mrs Debbie Cunningham, 31 Henderson Avenue, Westburn, Cambuslang, G72 7SB	09.05.2021
Mrs Lisa Hepworth, 4 Loanend Cottages, Cambuslang, Glasgow, G72 8YD	04.06.2021 04.06.2021
Miss Pauline Cunningham, 19 Dunlop Street, Cambuslang, Glasgow, G72 7SD	05.05.2021
Miss Lindsay Drummond, 29 Lapwing Drive, Cambuslang, Glasgow, G72 6AT	05.05.2021
Miss Karen Murray, 1 McKenzie Gate, Glasgow, G72 7TQ	06.05.2021
Mr Ross Smith, 4 Riverside Place, Westburn, Glasgow, G72 7SL	06.05.2021
Miss Mandy Goldstein, 9 Westburn Ave, Cambuslang, G72 7RY	06.05.2021
Mrs Monica Genelli, 140 Westburn road, Glasgow, G72 7SZ	07.05.2021
Mr Steven Blair, 21 Henderson Avenue Westburn, Cambuslang, G72 7SB	07.05.2021
Miss Elizabeth McNally, 38 Elm Drive, Cambuslang, G72 7LR	07.05.2021
Miss Kayleigh McGowan, 55 Mitchell Avenue, Westburn, Glasgow, G72 7SG	06.05.2021

Mrs Margaret Martin, 9 Henderson Ave, Westburn, Cambuslang, G72 7SA	07.05.2021
Mr Iain McAnally, 2 Eastwood View, Westburn, Cambuslang, G72 7SN	07.05.2021
Mrs June Rowan, 1 Cherrytree Drive, Cambuslang, Glasgow, G72 7XZ	05.05.2021
Mrs Sharon Mullan, 17 Henderson Avenue, Glasgow, G72 7SA	07.05.2021
Mr Tom Bowie, 18 Westburn Avenue, Westburn, Cambuslang, G72 7RY	08.05.2021
Mr Stewart Taylor, 29 Lapwing Drive, Cambuslang, Glasgow, G72 6AT	04.05.2021
Miss Jade Whitelaw, 49 Mitchel Avenue, Westburn, Cambuslang, G72 7SG	06.05.2021
Miss Dawn Paterson, 68 Newton Avenue, Westburn, Cambuslang, G72 7RT	06.05.2021
Ms Bernadette Bradley, 54, Mitchell Avenue, South Lanarkshire, G72 7SG	06.05.2021
Ms Sharon McGowan, Mitchell Ave, Westburn, Cambuslang, G72 7sg	06.05.2021
Mrs Maureen Mclean, 213 Westburn Road, Westburn, Cambuslang, G72 7TB	06.05.2021
Mr Stephen Whitelaw, 48, Mitchell AVE, Glasgow, G72 7SG	05.05.2021
Mrs Angela Molloy, 1 Northbank Street, Cambuslang, G72 7TE	06.05.2021
Mr Andrew McInroy, 2 Cornfield Court, Westburn, G72 7ST	06.05.2021
Miss Agnes Miller, Mitchell Ave, Westburn, Glasgow, G72 7SG	07.05.2021
Mr Graham Crowe, 78 Collie Wynd, Newton Farm, Cambuslang, G72 6WF	04.05.2021
Mrs Kirsty Moore, 8 Greenwood, Glasgow, G72 7SW	06.05.2021
Mrs Margaret Broome, 57 Mitchell Ave, Westburn, Cambuslang, G72 7SG	07.05.2021
Miss Marcia Graham, 39 Lightburn Road, Cambuslang, Glasgow, G72 8UB	06.05.2021

Miss Christine Lloyd, 32 Newton Avenue, Cambuslang, 06.05.2021
Glasgow, G72 7RT

Miss Natasha Escott, 15 Dunlop Street, Westburn village, 07.05.2021
Glasgow, G72 7SD

Miss Pamela McLaren, 71 Mitchell Avenue, Glasgow, G72 7SJ 07.05.2021

Miss Karen Rankin, 75, Mitchell Ave Westburn Cambuslang, 08.05.2021
Glasgow, G72 7SJ

Mrs Shona Taylor, 60 Newton Avenue, Westburn, 09.05.2021
Cambuslang, G72 7RT

Ms Carol Davison, 28 McIver Street, Cambuslang, Glasgow, 07.05.2021
G72 7TA

Mr Andrew McGee, 11, Saffronhall Lane, Hamilton, ML3 6LS 18.05.2021

Mr Danny Broome, 57 Mitchell Ave, Cambuslang, G72 7SG 07.05.2021

Mr Raymond Crooks, 57 Henderson Ave, Westburn Glasgow, 07.05.2021
Glasgow, G72 7SB

Contact for further information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3
6LB

Phone: 01698 455048

Email: iain.morton@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/21/0555

Conditions and reasons

01. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed 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.

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

02. That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees and other landscape features within the site.

03. 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.

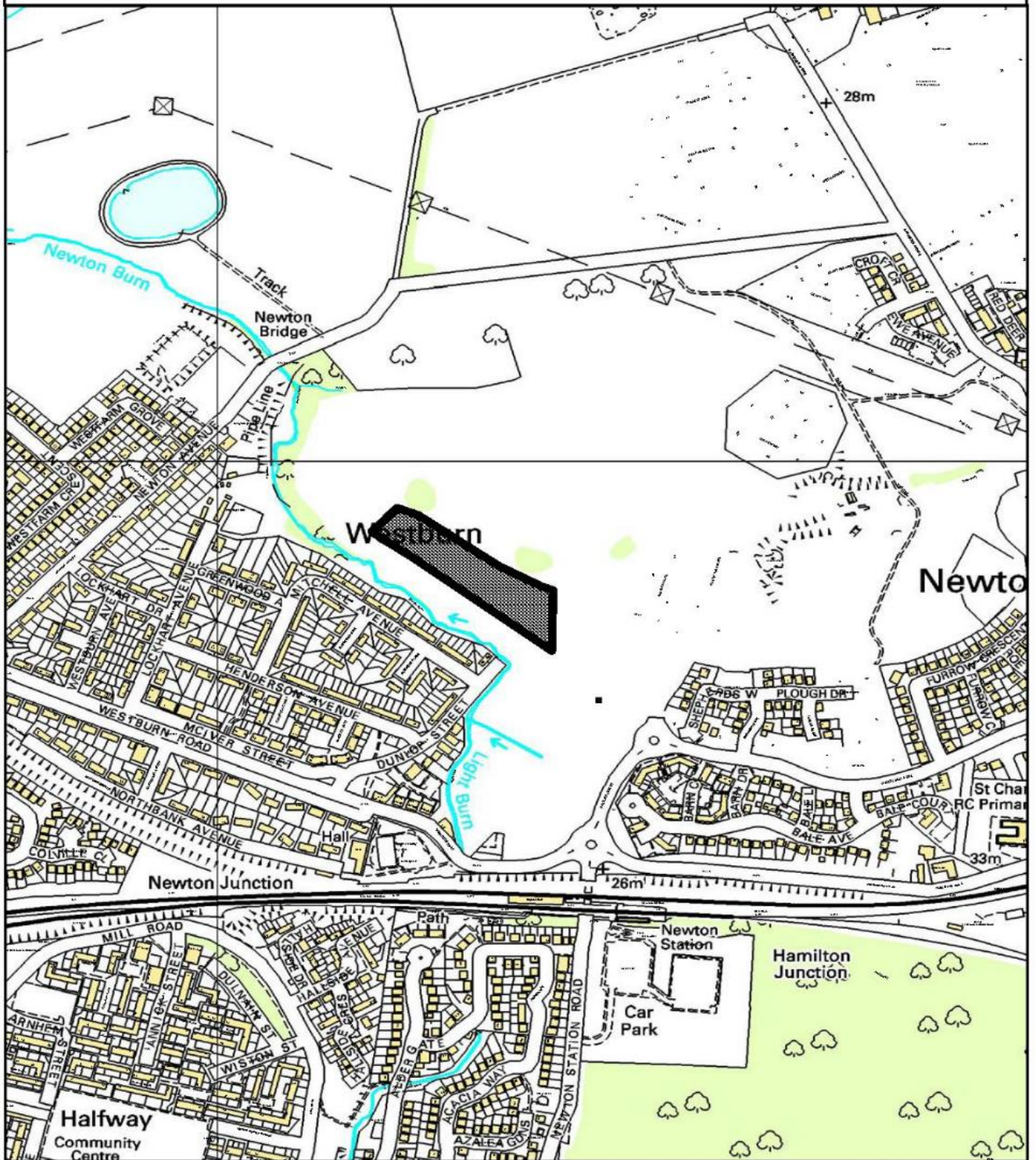
Reason: In the interests of the visual amenity of the area.

04. That prior to any work commencing on site, site results of the extended habitat survey should be updated with a further walkover survey to determine whether there have been any changes in habitats or occupancy by protected species.

Reason: To ensure that any ecological species on site are protected and suitable mitigation measures are put in place.

P/21/0555

Newton Farm, Newton Farm Road, Cambuslang



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Scale:
1:6,000
Date:
20/07/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development